

September 6, 2005



**TRANSCRIPT
September 6, 2005**

MONTGOMERY COUNTY COUNCIL

PRESENT

Thomas Perez, President
Phil Andrews
Nancy Floreen
Marilyn J. Praisner

George Leventhal, Vice President
Howard Denis
Michael Knapp
Steven A. Silverman
Michael Subin



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1 Council President Perez,

2 Okay, good morning; here you go. Good morning. Let's, let's rise this morning for a
3 moment of silence, there are so many people to reflect on and pray for this morning --
4 people in the Gulf Coast. I never thought I would use -- see the word "refugee" used to
5 describe people living in America. Let's pray for the thousand of refugees and the
6 people caring for them. Okay. Good morning. Let's turn to Councilmember Denis.

7
8 Councilmember Denis,

9 Thank you, Mr. President. Welcome back, everyone. Judge Sullivan, if you could join
10 me up here and thank you for those opening words, President Perez, very appropriate
11 and very inspiring. We're joined today by Judge Gene Sullivan of the Federal Court
12 system, and his brother, Ken. Ken Sullivan actually served with distinction on the
13 Rockville City Council. We're here because Judge Sullivan has written a book, a local
14 author, a long-time resident of Bethesda, and I ran into Judge Sullivan right before the
15 4th of July parade at Wood Acres and we were exchanging pleasantries and he told me
16 he had written a book. So I asked him what the title was and he said "The Majority
17 Rules." So naturally I thought it was sort of a book you might expect a judge to write.
18 Something about the rule against perpetuities or the classic case of Buick versus
19 McPherson, or Jimmy the Human Fly and the revocation of contracts that we learned at
20 Georgetown and other great law schools. But no, this is a work of fiction. Now, it is a
21 little disquieting that a work of fiction is called "The Majority Rules," but nevertheless,
22 that is the title and it is very, very significant. This is a thriller. This book is a combination
23 of Baldacci, Grisham, Clancy. I really wonder, the protagonist in the book is a Federal
24 Judge named Timothy Quinn, who is called Tim. And you, sir, are a Federal Judge
25 named Eugene Sullivan called Gene. Now, I wonder if there's something there. And the
26 plot proceeds from one logical premise to another and the Judge was also very
27 prescient in this page-turner of a book because the first chapter deals with the
28 confirmation of a Federal Judge and the swearing in of a Federal Judge by the Chief
29 Justice, Justice Rehnquist. So, there are names of actual people in the book, places
30 that are familiar to us all, such as the Senate Caucus Room and Route 270. And then
31 there is the technology and I don't want to go too much into the plot but suffice to say
32 that this is a wonderful book and we're very proud to have Judge Sullivan here and so
33 we have a proclamation, which I will read and then Judge Sullivan, if you care to say a
34 few words we'd be honored to hear from you. "Whereas the Honorable Eugene Sullivan
35 has written the book "Majority Rules," a straight-forward political thriller filled with a
36 maelstrom of betrayal, conspiracy and murder." We have some of those things around
37 some places. "And whereas Eugene Sullivan's first novel has garnered praise as a
38 page-turner, exclamation point. Sullivan's command of his subjects is masterful and his
39 storytelling is excellent and whereas Judge Sullivan draws on his long, distinguished
40 and varied career to weave "Majority Rules," his education at West Point, his medal-
41 winning Vietnam service with the Army, his legal work with the White House and
42 Pentagon and also, if I might say so, working with three former heads of the Federal
43 Bureau of Investigation, and his 16 years on the Federal bench. Now, therefore, be it
44 resolved that the Montgomery County Council congratulates the Honorable Eugene R.



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1 Sullivan on the publication of "Majority Rules" and wishes him much success in his new
2 career as an author presented on this," and we are prescient too, just as you were with
3 Judge Rehnquist on the confirmation, "we're presenting this on the 8th day of
4 September." So in two days, this is the 6th of September, but it's all right. "We're
5 presenting this on this day of September, in the year 2005, signed by the President of
6 the County Council, Tom Perez." Congratulations, Judge Sullivan. Thank you for being
7 here with us.

8
9 [APPLAUSE]

10
11 Council President Perez,
12 Thank you. Judge?

13
14 Judge Eugene Sullivan,
15 Well, I thank the Council. Thank you very much. I hope it doesn't shock you that I had to
16 find that there's corruption in Washington, at least in the fictional level! But I've tried to
17 make it a realistic fiction and it is set around Montgomery County, many of the scenes
18 are in Montgomery County, and in Washington, D.C. I tried to make it as realistic as
19 possible so you can follow along with it and I've got -- I'm working on my second novel
20 and it's really a pleasure to be honored by my County. Thank you.

21
22 Council President Perez,
23 Thank you very much, Judge. Ken, do you want to say anything?

24
25 Judge Eugene Sullivan,
26 As Senator Denis said, that, I guess it's in the genes, I'm his older brother by 16
27 months, but Gene and I grew up in St. Louis, Missouri. I just got back from Missouri,
28 from vacation, and Montgomery County is my new home. I've lived here 32 years and
29 served on the Rockville City Council and I really enjoy doing things, even in today's
30 paper, our Parish, St. Rachel's Parish, is adopting 50 people, they're sending a bus
31 down there and people are opening their homes and their wallets to help those victims
32 of Katrina, and so therefore we're -- I worked for FEMA for 10 years as a construction
33 engineer for hurricanes and floods and earthquakes, but I know the pain and the sorrow
34 that is there in these victims' hearts and in their despair. And by picking up these people
35 and giving them a home and people to use, Gene's novel is so into the intricacies of
36 government. There's also a heart of government that I think needs to be recognized.
37 Thank you for inviting me to this.

38
39 Councilmember Denis,
40 Judge, did you want to say anything else?

41
42 Judge Eugene Sullivan,
43 No, no, that's fine.



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Councilmember Denis,

I also want to say the book's of course available at any bookstore near you, but Judge Sullivan actually presented a copy, an inscribed copy of his book, not only to me, but to Councilmember Praisner because of her background and I must say that's because I wanted to get Ms. Praisner's take on it.

Councilmember Praisner,

I haven't -- I want the record to show that I've committed no murders! [LAUGHTER]

Councilmember Denis,

Right. But I'm curious as to the plot lines and some of the very intriguing developments that occur in this book.

Judge Eugene Sullivan,

It has some of the spy stuff around Washington in it and I thought she'd get a kick out of it.

Councilmember Denis,

Thank you very much, Judge.

Council President Perez,

Thank you, Your Honor. Councilmember Floreen?

Councilmember Floreen,

I'd like to call up the representatives of the Montgomery County League of Women Voters. Today I wanted to present a proclamation in recognition of the 85th anniversary of the passage of the 19th Amendment to the U.S. Constitution, Women's Right to Vote. Sadly, this is still an issue across the world. I'm told that the women in Kuwait just received that opportunity recently but, unfortunately, the Council, chose for reasons I can't explain to not be in session so we're catching up by recognition today. And I'd like to read this and then solicit some comments from our representatives especially the 93 years young Rosalie Silverberg. The proclamation states: "WHEREAS the 19th Amendment to the Constitution provides that the right of citizens of the United States to vote shall not be denied or abridged by the United States or by any state on account of sex. And WHEREAS, ratification of the 19th Amendment was completed on August 18th, 1920, when Tennessee became the 36th of the 48 states to ratify the amendment and, WHEREAS, Maryland was home to America's first suffragist, Margaret Brent of St. Mary's County, who in 1647 demanded place and voice in the assembly as executor and representative of Lord Baltimore, but naturally whose demand was summarily denied, and WHEREAS, American women continued to advocate for the right to vote in the 18th century, as Abigail Adams wrote, "if women are not represented in this new republic, there will be another revolution." And WHEREAS, women's efforts persisted into the 19th century, when Susan B. Anthony was arrested for making a test vote in 1872 and responded by drafting what was ratified as the 19th Amendment -- 44 years



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1 later. And, WHEREAS, the Maryland legislature remains steadfast in its opposition to
2 women's suffrage, refusing to ratify the 19th Amendment in 1920, and not relenting until
3 1941. And, WHEREAS, notwithstanding this unfortunate attitude, Montgomery County
4 was home to the first woman in Maryland to be named President of a County
5 government body, Stella B. Warner, who served as Councilmember from 1950 through
6 1962, was named Council President in 1959, and in whose honor the building where we
7 meet is named. And WHEREAS women in Montgomery County have held many
8 elective offices at the Federal, State, County and municipal levels and continue to play a
9 critical role in government and electoral affairs, now therefore be it resolved that the
10 Montgomery County Council proudly recognizes the 85th anniversary of the ratification
11 of the 19th Amendment and looks forward to women's continuing involvement in the
12 political process at every level of participation." And we are very much supported by the
13 League of Women Voters and we thank you so much for your efforts over time. Nancy,
14 did you want to make a comment?

15
16 Nancy Soreng,

17 I just wanted to say thank you for recognizing this important time in history and I brought
18 some members of League of Women Voters. Kitt Angel's one of our newer members
19 and is part of the growing league family and our new unit at Takoma Park, and Anne
20 Jackson is a member of our Board of Directors. But particularly I wanted you to hear
21 from Rosalie Silverberg who has something to say about the historical event.

22
23 Rosalie Silverberg,

24 If you live long enough, you get a long, long memory and I can remember my mother
25 taking me to a polling place as she voted when I was about 3 or 4 years old. Now, that
26 was before 1920, if you've done the arithmetic; but California, where I grew up, got
27 women's suffrage in 1911. But I do remember that and I also remember the very early
28 days of the League of Women Voters because my mother was one of the founders of
29 the San Francisco Center of the California League of Women Voters in 1920. So, it's
30 just a long memory! It's a great day!

31
32 Councilmember Floreen,

33 Well, keep on plugging, Rosalie. We expect to benefit from your wisdom, advice and
34 counsel for many years to come.

35
36 Rosalie Silverberg,

37 Thank you very much.

38
39 Councilmember Floreen,

40 Thank you. We have to have a ceremonial picture.

41
42 Rosalie Silverberg,

43 Oh, yes.



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1 Councilmember Floreen,
2 Here we go. Let's have this ceremonial picture. Rosalie, why don't you hold on to that.
3 Thank you.

4
5 Rosalie Silverberg,
6 All right, thanks.

7
8 Council President Perez,
9 Thank you very much. Appreciate your being here. Let's turn to general business. Ms.
10 Lauer, agenda and calendar changes?

11
12 Linda Lauer,
13 All right, this morning on the consent calendar we're adding Agenda Item N, introduction
14 and then before you, a suspension of rules and action on a resolution regarding County
15 support for recovery from Hurricane Katrina. And then immediately following the
16 consent calendar this morning, Mr. Romer and his staff will be here for a briefing on
17 Hurricane Katrina relief efforts. Also, just a note, the public hearing on the '05 growth
18 policy will be held on September 27th at 7:30 and then a note about this week's
19 calendar, Friday's session on the Shady Grove is canceled.

20
21 Council President Perez,
22 Okay. Madame Clerk, approval of minutes?

23
24 Council Clerk,
25 The minutes of July 18th are before you for approval.

26
27 Council President Perez,
28 For approval. All in favor, unanimous. In the back. I saw them in the back there -- yes.
29 Receipt of petitions -- do we have any petitions? I don't think we have any petitions
30 today. Oh, yes, here it is. Oh, I'm sorry. I didn't note it on my cheat sheet here. So sorry.
31 Okay, petitions from residents of Montgomery County supporting a moratorium on tear-
32 downs and a freeze on new construction in the neighborhood of Brookdale in Bethesda,
33 154 names, I apologize to those residents for not having seen that. Thank you for the
34 petitions. Let's move to the consent calendar. Approved and seconded. Any discussion?
35 None. All those in favor? Unanimous. Wow! Okay, Mr. Romer, come on up. I have, as
36 all my colleagues have, we've received a number of inquiries from residents of the
37 County inquiring into what has the County been doing in the aftermath of Hurricane
38 Katrina to provide relief to the affected communities and the short answer is we've been
39 doing quite a bit.

40
41 [SNEEZING]

42
43 Council President Perez,



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1 Bless you, whoever sneezed. And the longer answer is, we wanted to get a briefing
2 from Mr. Romer and others and I did want to bring them in first thing today, so that we
3 could hear directly from the County Executive. I want to thank my colleague, Mr. Subin,
4 who's been very involved in the preparedness and he's had his bags literally packed for
5 a number of days, potentially ready to join the search and rescue operations down in
6 the Gulf area. And so, again, wanted to thank Mr. Subin for his service to our Council,
7 and our community and our nation; and wanted to thank all the people in the community
8 across Montgomery County for a remarkable outpouring of generosity. We -- I continue
9 to receive inquiries about people who have a basement room that they can -- they're
10 willing to give up or people who have a box of clothing that they want to know where to
11 send and things of that nature and among other things, what I expect Mr. Romer is
12 going to describe is the efforts that we will, and are undertaking to provide, among other
13 things, clearinghouse services so that people who want to participate and want to give
14 can turn to us and we can point them in the right direction. Obviously we have the
15 American Red Cross leading the effort along with others. It's hard having worked in the
16 Federal government, it's really hard to see some things that are happening there and it's
17 hard for every American to see what's happening down there and it's just hard. And Mr.
18 Carr, or Chief Carr, I want to thank you in advance for all the remarkable work that the
19 Urban Search and Rescue Team has done saving lives in Hancock County, Mississippi
20 and want to thank you in advance for the work that the members of the Fire and Rescue
21 Service, who are, who've left roughly 24 hours ago to head down to New Orleans, On
22 behalf of all the residents of Montgomery County, we applaud your efforts, we support
23 your efforts, and we know that it's going to be difficult work ahead, but we also know
24 that all the training that you have put in and that the men and women of the Fire and
25 Rescue Service has put in will serve the nation and it's local governments like this and
26 local leaders like you that are going to end up being the difference here because the
27 former head of the Arabian Horse Association has demonstrated that, frankly, he's not
28 up to the task and if it weren't so damn tragic it would be funny. But I have just never
29 been more embarrassed for my Federal government than I have been over the last
30 week and I have never been more proud of local governments than I have been over
31 the last week. So, let me turn it over to you, Mr. Romer.

32
33 Bruce Romer,

34 Thank you very much, Mr. President. I had the opportunity to talk with Tom over the
35 weekend and on several occasions to bring him up to date on what we're doing and we
36 kind of talked about this maybe being an efficient way to answer some questions that
37 may be on your mind and certainly prepared to come back on a fairly regular basis,
38 maybe even as early as a week from today to give you further updates as things unfold.
39 The format that I'm proposing is that we will be fairly succinct and brief, each one of us
40 taking about five minutes to discuss one or more areas of interest, and then responding
41 to your questions. If -- and I think that many of your questions may be answered in
42 those 15 or so minutes that we make a presentation. Just a reminder that we're part of a
43 system and we, as a local government, respond to the state, so our relationship that we
44 have is with the State of Maryland, with the Maryland Emergency Management



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1 Association. As CIO I am the Governor's designated Emergency Manager and I
2 delegate broadly that authority to our Director of Homeland Security, Gordon Aoyagi. I'm
3 going to discuss some general things then Tom is going to discuss USAR and the
4 EMAC activation and Gordon is going to discuss some of the ancillary issues. In no
5 particular order, but this is focusing really on last week. Our County Executive did talk to
6 Superintendent of Schools about this issue of young people coming to the area and
7 needing educational services and that was taken care of quite quickly and quite easily
8 and the answer is Montgomery County Schools not only is willing, but is obligated under
9 Federal law to take people that as a result of evacuations or otherwise homeless and
10 Superintendent Weist has communicated that to the members of the Board of Education
11 and to all the school principals indicating that they stand ready to assist and to receive
12 young people in the K-12 system. Related to that, Mr. Duncan has indicated his desire
13 to have a conversation with Montgomery College along the same lines, not only
14 accepting, but in their case perhaps at low-cost, no-cost students of that particular age
15 group or educational need. And that's being worked on as we speak. I did direct a letter
16 to all County employees by e-mail late last week, which I typically do in situations like
17 this. The main thrust of this letter was number one to express our concern about the
18 events of last week, but specifically, I wanted to know where it might be impacting our
19 County employees directly, if they had relatives in the affected areas or friends or were
20 in any way touched by this incident. We wanted to not only know about it, but I wanted
21 to remind those employees of the services that we have available through our Crisis
22 Center, through our Employee Assistance Program and that e-mail contained a lot of
23 telephone numbers and information on where employees could go for these services.
24 And I also gave just kind of a general update of where things were going. Not
25 surprisingly, when you sent out 8,000 e-mails, you get a lot of responses and they're all
26 positive, I mean, you know, the employees appreciated the attention and I'll probably do
27 it again sometime this week. Gordon's going to talk about sheltering, but I do want to
28 just kind of make the global statement that we are clearly prepared to shelter individuals
29 who may come here, we're not sure whether they would come to us directly, perhaps
30 through the D.C. operation or perhaps through some other method, and we're already
31 getting wonderful offers from the private sector, folks that have appropriate facilities that
32 might be used for sheltering are making them available and, of course, we have a range
33 of public options as well, and Gordon will talk about that. As far as the USAR team and
34 the EMAC activation, you're going to hear about, I think the thing that I would say is
35 what I said to the group as they were departing yesterday morning. There's just so
36 many people in the County, not only County employees, but our residents that are
37 talking to us and I know they're talking to you, saying, you know, how can I help? What
38 can I do? And there's a need to feel a connection. At least we can say and we can take
39 some comfort in the fact that we have, at the maximum of time, over 100 County
40 employees that were -- either are or were physically on the ground in the Gulfport area
41 and the New Orleans area. That by extension are Montgomery County residents,
42 Montgomery County employees that are performing yeoman's work, extremely valuable
43 services and so with a lot of us that can't be there for one reason or another, are in
44 effect, there through these County employees that are working. Our USAR team



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1 developed quite a relationship with Hancock County. That is the area where our men
2 and women were working, in the Waveland area, it's just west of Gulfport. That
3 relationship got so valuable that when our team was getting ready to leave they
4 suggested to us and Mr. Duncan and I readily approved kind of a formal offer of
5 additional help as time goes on and we sent that to the officials in Hancock County and
6 reminded them of the broad array of County services that we have and the depth, in
7 some of those areas, the depth that we have and we said, you know, if you have need
8 for any of these services, whether it be engineers or public works people or Public
9 Health people, let us know and to the extent that we can, we'll help. And they were very
10 appreciative of that, thus far. We have not received any formal requests but I guess the
11 point is we've had that special relationship and we've made that available. Donation
12 management is always a challenge in times like this. Just as a reminder, and I know you
13 all know this from having been through this before, predictably officials, whether they be
14 State, Federal or Local, at times like this, really request that donations be channeled in
15 the form of monetary donations. The problems that occur with donation of things are
16 legendary in emergency management. That's not to say they don't have a place. They
17 have a very important place when the need is targeted and the delivery system is local
18 and something that's manageable. So, picking up on that we repeated and rebroadcast,
19 if you will, that type of statement from the other officials. And we put on our website as
20 early as Tuesday of last week that reminder and we started out with a link directly to the
21 Red Cross, but we broadened that and the link that's on our home page now is to the
22 FEMA-approved list of established disaster relief organizations. And there's about a
23 dozen of them, so, people have a broad array. We have kind of a special relationship
24 with the American Red Cross because they are a formal -- excuse me -- member of our
25 emergency management group. Some of our departments have wanted to put on blood
26 drives and we've certainly encouraged that. Blood is always necessary in the Red Cross
27 system, so some of our departments and work groups are doing that. I should tell you
28 that our own County fuel situation was jeopardized late last week but we acted quickly.
29 Our main contractor, which is part of the regional COG contract is BP Amoco, and they
30 about Thursday, cautioned us that they may be unable to make deliveries. That's critical
31 because large, complex organizations like us sometimes only have a five or six-day
32 supply, you now, in the ground. But we went into action right away and our team
33 negotiated some contracts with people outside of that BP Amoco system and within a
34 day we had guaranteed delivery. Yes, we have to pay a little bit of a premium, not as
35 much as on the retail market, but we fully expected that. And then as soon as things
36 stabilize and they're starting to stabilize this week, we will return to our main contract
37 with BP Amoco at the contracted price. Our work over the weekend, which was
38 significant, resulted in the organization for and the establishment of a hotline and a
39 clearinghouse. And that will be fully operational at 9:00 a.m. tomorrow morning. It is
40 essentially operational at this time. We're going to use the same number that we used
41 for our Hurricane Hotline, which is 240-777-2600. We'll be doing a formal release on
42 that for the media and ask them to begin to rebroadcast that this evening and tomorrow
43 morning. And Gordon can speak in a little more detail to the hotline, but the purpose is
44 to be a clearinghouse for those who want to volunteer -- taking names of people who



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1 want to work at shelters, divide shelters, it's also an opportunity for our residents to give
2 us ideas about things that they think that we might need to know. And then finally, we
3 have redefined our event in Silver Spring this coming Saturday into a opportunity for
4 Montgomery County residents and those who come to the event, to donate to the relief
5 cause. It's a jazz concert featuring Wynton Marsalis. And whereas it was going to be
6 free, volunteers from our own fire department and the American Red Cross are going to
7 pass the hat at that concert and the donations collected will go to the American Red
8 Cross. That's kind of some things in overview. Now, let me have Chief Carr talk about
9 the USAR team and the EMAC activation.

10
11 Tom Carr,

12 Thank you, and I have to tell you right up front, the fire service is doing what I expect the
13 fire service to do. They've jumped up under the leadership of Mr. Duncan, Mr. Romer
14 and you all's support, they have performed miraculously and had an impact in the Gulf
15 area. And certainly I have to say before I start, that the men and women of the
16 leadership -- my leadership of the service behind me and those that are still working
17 away, have done just remarkable efforts. Specifically giving up this entire weekend, but
18 even more specifically, the last 10 days, they have been focused on the issue to assure
19 that we're providing every resource that Montgomery County can provide to save lives
20 in the Gulf area. Our USAR team activated last Tuesday. Prior to Tuesday, we had a
21 group of personnel that provided support to FEMA in an incident support team capacity
22 and overhead management capacity. We do this with every mission. There are 14 of
23 those personnel, they are deployed in Mississippi, New Orleans, Washington, D.C., and
24 a few other scattered places and we continue to support those 14 by relieving them and
25 providing additional personnel. In addition to that, we sent 34 personnel in a task force
26 format to Waveland, Mississippi and they arrived on Tuesday to -- as the wind was
27 dying down, to just an absolutely horrific situation. And the first day they were there,
28 they actually saved two lives. And unfortunately, there are many others they were not
29 able to save and they had an impact, though, on the community, other than just saving
30 two lives. The week that they spent in that community had a huge impact, as Mr. Romer
31 has alluded to, and allowed us to establish a relationship and some sense of comfort
32 with that community that there are others out there, outside of the devastated area, in a
33 position to help. We're ready to send additional personnel to support that effort. We'll
34 continue to rotate IST personnel. We're ready to send additional task force personnel as
35 well as swift water personnel who we have in our system in Montgomery County who
36 are not part of the FEMA program, and we've made those offers from the onset. Our
37 initial wave of 34 personnel will be returning this evening, probably about midnight. They
38 are currently in Atlanta working their way back up here. I can't tell you how proud I am of
39 the men and women and the K-9 who performed absolutely miraculously in impacting
40 that community in very austere conditions. In fact, initially they had no external support.
41 They were totally on their own. Obviously when they travel, they don't roll into a
42 community and say "Where's the Holiday Inn and where's the next meal?" They travel
43 self-sustained, self-supporting at least for 72 hours. They were digging latrines the first
44 day to support the personnel as they are trained to do. They were eating MREs, they

10

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1 were drinking water that they had provided, all as they expected to do and certainly
2 nothing beyond what we would expect of them. So that's the type of conditions that they
3 worked in as well as lived in. There was no respite for these personnel. Throughout the
4 past week, the men and women of the Montgomery County Fire Rescue Service have
5 been looking for a mission to support the folks in the Gulf States. And my concern is
6 that we send resources that are not asked for and we burden the existing, fragile
7 infrastructure that's in place in those communities. So, we were very specific and the
8 leadership of the service was looking for a mission that was an appropriate mission that
9 would not provide, or not impact the community in a negative sense. Last, oh gosh, now
10 I've lost track of days. Saturday morning I woke up to an e-mail that requested 300
11 firefighters and apparatus to be sent to New Orleans to provide an opportunity for the
12 firefighters of New Orleans to leave their jobs and go see what their personal condition
13 was. The Fire Chief of New Orleans had advised his personnel to evacuate their
14 families out of the New Orleans area prior to the hurricane. Most of the families, all of
15 the families that as far as I know were safe and survived. Most evacuated. The
16 firefighters were on duty and they have been on duty since last Sunday and to this
17 moment, they have not been relieved. They have not been able to go see what their
18 personal condition is, that of their community, their neighbors, or have any personal
19 opportunity to reflect upon what the situation is. They are devastated. This request,
20 which was a state-to-state request, I picked up on it and followed through with the Chief
21 of New Orleans, or with one of the Chiefs of New Orleans, and as soon as he answered
22 the phone, I knew that they were in crisis. There was no doubt that he needed help. And
23 as soon as I started talking to him and identified where we were from and what we were
24 willing to provide, if it were appropriate, very emotional conversation. He said, "Tom, just
25 get here." He said "We have not had an opportunity to reflect upon our own situation."
26 So, we worked through the EMAC process, the agreement, state-to-state agreement
27 process, and it took about 10 hours to get approval and in those 10 hours I put out a call
28 to the men and women, career and volunteer, the fire rescue service, and over half of
29 the entire population responded that they were prepared to drop what they were doing
30 and respond to support the City of New Orleans. So we had over 400. We gave them,
31 now, that's over 400 personnel who responded in less than three hours. We have
32 probably 700 responses now, of people that are ready to drop and leave their families
33 and go and support the city. We took those 400 who met the 3:00 deadline, if you will,
34 and Chief Allen Hinde, the Chief of Division of Volunteer Services, and Chief Phil
35 Guercio, the Operations Chief, worked to establish a strong cadre of personnel that we
36 could send to New Orleans. That wasn't just sending personnel because the Chief told
37 me they had no fire trucks. And what he told me was, the problem he said, "Tom, the
38 problems are all minor, all of our tires are blown. We have water in our fuel. They're
39 minor and we can't deal with them." So we put together, and you're well aware of our
40 fleet status here in Montgomery County, and our fleet status is wonderful compared to
41 the current fleet status of New Orleans. So, we felt very, very moved to do everything
42 we could to send apparatus as well as personnel because personnel on foot without
43 pumps, without the proper tools, we're not going to have the effect that we needed to
44 provide on that community. So, the mechanics in the system jumped up, they worked



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1 straight through the night on six pieces of heavy apparatus, four engine companies, two
2 truck companies as well as two command vehicles and an ambulance to support our
3 personnel and literally worked throughout the entire night to assure that our personnel
4 were able to travel on vehicles that were able to make it 1,000 miles and operate at the
5 other end. I'm not so worried about them coming back, but... Yeah, yeah. They pulled
6 that off while we were dealing with all the incredible logistical details that needed to be
7 put in place, because again, we did not want to be a burden on the city. So we traveled
8 with cots, with food, with water, with fuel, in fact, DPWT provided a fuel truck. The
9 Police Department provided nine personnel; and together, as well as two contract
10 mechanics by the way, as opposed to moving mechanics out of our existing shops --
11 together they went down in a convoy of: 20 vehicles, 75 personnel, 60-plus fire rescue
12 personnel and the rest other support, Police Department and public works personnel
13 and one motor coach and they will arrive in New Orleans in about one hour. As soon as
14 we receive the approval to activate, we sent two Chiefs, one volunteer and one career,
15 to the City of New Orleans. To get there, they had to fly to Houston and drive six-plus
16 hours to get into New Orleans. Our relationship with the Chief down there has been
17 strong from minute one. In fact, we were the first request, when I opened my e-mail at
18 7:00 Saturday morning and called the Chief, we were the first request -- answer to his
19 request that he received. The request has since been bumped up to 1,000 firefighters
20 and we are still the only request that has provided apparatus and personnel, which is
21 exactly what they need. So, we're in a good position to have an immediate impact on
22 that community. Again, those firefighters have not left their post since last Sunday. They
23 have not been with their families, of course, their families are spread across the country.
24 So, our personnel have gone, they are prepared to operate for two weeks in that
25 environment and we have, I said we would operate for a month or longer, as long as it
26 takes; these personnel operate for two weeks. As I've alluded to, I have plenty of other
27 personnel to go down and replace those personnel. We're ready to do that. Obviously
28 our persons are passionate about doing what they need to do. In addition to that, of
29 course, we've got a fire department to run here in Montgomery County and I can tell you
30 that we are strong, we are well prepared, everyone has stepped up to the plate. We are
31 well-staffed; both volunteer and career, to continue to meet the needs of Montgomery
32 County. We're in good shape to take care of the families of those 75 personnel who
33 have deployed. Fire rescue and non-fire rescue, and this is one of the most difficult
34 tasks and we learned this in the USAR world, first with Oklahoma City, and it's the
35 typical, "you never told me that on this job," -- I, this is a family speaking, "that you'd
36 disappear for two weeks." We learned that there needed to be a strong support
37 mechanism for families at home so that when folks were out in the field working
38 together as a team and comfortable with their environment, at home there are 75
39 families trying to maintain normalcy, get to school, get to soccer, get to all the other
40 things that we do one at a time and not as a team of 75. So, we have a strong system in
41 place to support the families, especially these folks, who prior to Saturday morning had
42 no idea that there was a possibility of them leaving town for two weeks. So, in closing
43 and I'm sure I probably just hit my five minutes, the...
44



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1 Council President Perez,
2 Take as long as you need.

3
4 Tom Carr,
5 ...the men and the women of the Fire Rescue Service and as part of our County
6 government have just performed miraculously and the men and the women who are
7 enroute to New Orleans are about to step into just a horrific experience, as relayed to
8 me by the Chief Bill [Ale] and Chief Tom Jones who are on the ground and they're ready
9 to do that. They've traveled all night to do that and they're just tremendously prepared
10 and thankful of the support that we've provided them. So, thank you.

11
12 Bruce Romer,
13 Just to underscore the multi-department effort, Tom alluded to that with DPWT providing
14 the fuel support, the mechanics, and the other things he mentioned. But there's a couple
15 other things I want to point out. One is our Health and Human Services Department
16 through the Public Health Division, did tremendous work all night long the night before
17 our team left by lining up inoculations, immunizations, doing physicals for all the people
18 because we had to be sure that the 75 people we were sending were healthy and not in
19 jeopardy themselves. Also in addition to the Police Department, two members of the
20 Montgomery County Sheriff's Office have gone down with our Montgomery County
21 Police officers. And certainly Tom mentioned this, but it's worth underscoring, the
22 tremendous response that we got from our Fire and Rescue Service, from both career
23 and volunteer firefighters, it was truly amazing and the team that's gone down there is
24 representative of all parts of the fire service. Gordon?

25
26 Gordon Aoyagi,
27 Good morning. Romer, our Chief Administrative Officer Romer, mentioned that the
28 mechanism by which aid is provided to the communities are state-to-state. In this case,
29 we have been tracking and have been receiving what we call the "EMAC request," the
30 Emergency Mutual Aid Compact request. And Tom mentioned that he got the notice
31 Saturday, I think the days have sort of come together for Tom. I believe he got it Sunday
32 morning. And it's a real complement to the Fire Rescue Department that they could
33 receive an EMAC request that was forwarded to him Sunday morning and to be out the
34 door within 24 hours. So, it's a real compliment to the organizational capability. As well
35 as a compliment to the County support staffs that made it happen and we talked about
36 Public Health and others. FEMA does have an advanced team that's located in New
37 Orleans now. They've sent their representatives from MEMA and the representatives of
38 the National Guard. The purpose of that is to facilitate any support that the state of
39 Maryland can provide. And, in fact, the convoy that went down to New Orleans was
40 joined by 15 EMS units, made up of volunteer support staff from throughout the state of
41 Maryland under MIM. So we were pleased that Maryland is very well representative in
42 terms of this EMAC request. If you can believe it, to date, we've received about 9 or 10
43 EMAC requests, formal actionable items that we've received and they've ranged all the
44 way from fire officers, law enforcement officers, dispatchers, body bags, all the way to



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1 other support purposes. We're trying to manage what we can and decide what's
2 appropriate for Montgomery County to respond to. In terms of sheltering, we're working
3 very closely with the Red Cross. The Red Cross is tasked to operate the shelters
4 nationally as well as regionally as well as locally; and the Red Cross within our region,
5 as a result of their reorganization, the Capital Red Cross, is responsible for operating
6 the shelter in the District of Columbia. We work very closely with them. They've asked
7 "is this an appropriate time to look at regional solutions for sheltering." We think that it
8 might be certainly appropriate. That there's some real segmentation there that can
9 occur because we don't want to overstretch Red Cross' capability to operate shelters,
10 but we, as Mr. Romer mentioned, are prepared to operate a shelter if called upon and
11 we are prepared to do that. To date, we've received about 20 inquiries locally of people
12 who have unified with their family members and have asked for some assistance. And
13 through our Health and Human Services they've resolved issues of immunization for
14 school enrollment, they've solved school enrollment issues, they've developed Medicaid
15 reciprocity without documentation to ensure that they can get that. They've also
16 facilitated getting medication immediately to people who don't have prescriptions. So,
17 the care and support of people who have located here for reunification purposes we
18 think is appropriate. We think the next few months are going to talk about resettlement
19 and so we've been working very closely with our Health and Human Services and our
20 shelter task force to putting those things in place to be sure that we can help facilitate
21 that, as well. So, the shelter task force is working very closely with Red Cross and
22 others. In that regard, we're also working very closely with the faith-based communities.
23 It's interesting that as opposed to going through the formal process, the parishes are
24 supporting each other and a lot of informal shelters are being operated in the three Gulf
25 States. It's really faith-to-faith and to the extent that Montgomery County residents can
26 support that, we're trying to help coordinate through the community ministries any of
27 that effort, as well, to make sure there is a good tie-up there. NIH announced a couple
28 of days ago that they would receive 100 acute medical care patients and they've asked
29 the County to support them in terms of family support and HHS has assigned a case
30 management approach to that and they've indicated to NIH whatever was needed, we
31 would be there to support, as well. In terms of donations management, again, we
32 encourage everybody to donate as the appeal has been money, it's going to take a
33 significant amount of dollars for people to put their lives together and rebuild and it's
34 easier to get the resources that they need if they have money. But we also know that
35 through the Volunteer Corporate Council of Montgomery County and our Volunteer
36 Service Bureau that we have a lot of talent, a lot of willingness on the part of our
37 residents to make things available to us. So we wanted to put together what we call our
38 resource matching hotline and so through the Volunteer Service Bureau and our Office
39 of Emergency Management, we will be receiving information about needs, our shelter
40 task force and the Red Cross, we'll identify specific needs, if we operate our own
41 shelter, we will identify specific needs, as well. And with that, we will do the matching
42 with people who are making themselves available or making facilities available. We
43 thought that might be the one thing that would support not only us, but if the District of
44 Columbia were to ask for something through their shelter and through Red Cross, we



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1 could support them, as well. Public Health has taken a very active role. They've been
2 designated through the Department of Health and Mental Hygiene from the State of
3 Maryland to be the point of inoculation for anybody who volunteers to go to the Gulf
4 states and as a result of that announcement Friday, we were able to have medications
5 in place so that we can inoculate not only the 75 members who went down from
6 Montgomery County, but also to inoculate, I believe, the 30-some odd people who came
7 down from the other parts of the state to join the convoy. They had not yet received their
8 immunizations so our Public Health Department provided that service for them, as well.
9 Lastly, it's a good time to reflect upon, you know, what is our state of readiness and
10 what is our state of preparedness. As perhaps fate would have it, the Federal
11 government has designated the month of September as National Preparedness Month.
12 We had been in the process of setting up a number of public forums with our residents
13 to talk about individual preparedness. Ourselves in Public Health have put together I
14 think a pretty good Individual Readiness and How to Put Together a Family kits. We
15 have a "Plan for Nine" to try to keep it simple, straight forward, that's communicable to
16 our residents. And in addition to that, we've just completed our hazard mitigation plan.
17 So it gave us an opportunity, again, to talk to our residents about what we could expect
18 by way of natural hazards and how they can then plan for not only resiliency, but also
19 survivability. So those will occur during the month of September. And we think that
20 perhaps some of the reflections should not just be what's happening in the Gulf states,
21 but can we translate that into something actionable that perhaps our residents can
22 improve their level of individual readiness and business readiness, as well. So, that
23 concludes my presentation and I would be happy to answer any questions.

24
25 Tom Carr,

26 Let me just close our presentation part by assuring you that the entire County
27 government organization is fully engaged on this issue and we will continue as long as
28 that is necessary. Our new Department of Homeland Security, our new emergency
29 manager who's been on board now about a month, are fully engaged in this issue and in
30 my view, we're doing what we do best, delivering local government services, continuing
31 here, but we're able to deliver them in this very stressed part of our nation. I'd be happy
32 to answer any questions.

33
34 Council President Perez,

35 Thank you to all of you. That was a very, very instructive and inspirational presentation
36 and I know I learned a lot and I wanted to make sure we all learn together about what
37 was happening because all my colleagues and I have been getting calls for a number of
38 days -- "What are we doing? What can we do?" Because we are a fundamentally
39 generous and caring community and people, I think it's useful in a presentation like this
40 for people to receive that assurance that we are out there on the front lines doing our
41 best. I can't help but note that the number of lights that went on, Gordon, increased
42 exponentially after you noted that September is National Preparedness Month. I wish
43 the President had gotten the memo, and I wish he had gotten the memo. I know that
44 they're preparing to push forward on the permanent repeal of the estate tax under the



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1 theory that we have to starve the government because government is bad and
2 government doesn't do anything good for people and so limited government is
3 government that is best. Well, this is a real good example of what happens when you
4 starve the beast and ignore basic infrastructure. I'm -- I feel for Mr. Broussard from
5 Jefferson Parish. He's a good man who lost his mother and didn't have to lose his
6 mother. And his story is such a tip of the iceberg, so preventable. I hope we can
7 encourage everybody to call the hotline. I know we spoke about that over the weekend
8 and I'm happy that it's up because I know that I'm getting calls and I want to be able to
9 direct people to the proper funnel and I hope lawyers will call that County hotline
10 because I did speak with a person who runs a non-profit called the Mississippi Center
11 for Justice and they are meeting this week. You don't always think of lawyers as the first
12 responders, appropriately so, because Tom Carr and his folks are first order of
13 business, but there are just a wide range of legal needs down there and I hope lawyers
14 living and working here in Montgomery County, interested in lending a hand, lawyers of
15 all ilk will call that hotline and we'll be sure to get that information to the people who are
16 coordinating the legal efforts. And at some point, and frankly you focused appropriately
17 on what you are focusing on, at some point we'll have to have a discussion about some
18 of the fiscal impact. Not simply of the relief effort because we're going to do what it
19 takes, but we sit here paying \$3.50 a gallon for gas and obviously when you've got to
20 fuel up a police car and a fire truck and all of the other apparatus that we use here in the
21 County and you're paying twice as much now as you were a year ago, that's going have
22 a real fiscal impact and so we need to have that discussion. I'll note parenthetically that
23 Exxon Mobil reported the second quarter of this year that they have never made more
24 profit in the history of the company than the second quarter of this year. Memo to file. I'd
25 like to start with Mr. Subin. But we can do the, I'd like to get a sense from the schools
26 and from DPWT and from Fire and Rescue and others, some of the fiscal impact of the,
27 you know, gasoline, I'm really concerned about that.

28
29 Bruce Romer,

30 I mean it's not just gas, but we will pull it together, absolutely.

31
32 Council President Perez,

33 Sure. Great, okay. I wanted to give Mr. Subin, who's been very involved in this the first
34 opportunity.

35
36 Councilmember Subin,

37 Thank you, Mr. President, thank you for your earlier comments. I appreciate that but I
38 think it can, as you stated and others have stated, that we can't let the efforts of Chief
39 Carr and all the folks in the back in the white shirts, Chief [Hahn], Chief Guercio, Chief
40 Wheeler, Chief McAdams, Chief Love and I know Chief Graham was in here before,
41 who have been working around the clock since hour one on this and they've got to be
42 losing some steam here but they certainly don't look it...yet. But I think we have to
43 understand that the Herculean effort that they have put in not only in sending the relief
44 packages down south, but making sure that the integrity of the system here is intact. I



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1 guess my questions really were on the issue of fuel and the fiscal impact on us. I would
2 hope that we don't wait until October 6th to look at that. We can't let a month go by
3 while we're assisting the folks down south as we should be and focusing on one
4 component because time's a wasting. Supplies are there or they're not there, who
5 knows, depending on the whims and whimsies of not only the weather, but of those who
6 run the pipelines. And we don't know what's happening there. The budgetary
7 implications are severe. You know, what is going to be our impact a month, two months,
8 three months from now under current circumstances to make sure that all of our beats
9 are patrolled, that all of the apparatus that we have here can get out of the station and
10 continue to do what they need to do. We saw that problem, when Isabel hit, I don't know
11 what was it a year ago, two years ago? It's like Saturday and Sunday. Who knows at
12 this point, where there was an extraordinary concern on whether the stations and the
13 apparatus could get out and function. So, I would hope that as we look at the impacts of
14 the storm, while they're trying to find some continuity of government and recuperate
15 down south, we don't lose sight of the fact here. I hear that we've assured that our
16 supplies for County government are adequate, but the school system's getting ready as
17 we speak to shut down some bus routes because they need two tankers a day, three
18 tankers a day and they're only getting one and they've got about a 10-day supply of fuel
19 before they have to start shutting down. So, we need to look at that. And it goes down,
20 when one starts to think of the implications, as far as liquor. You know, what are we
21 doing to recoup some of those, the costs of the delivery of beer, wine and whatever
22 else. I would hope that while some are enjoying their libations we're not taking a bath
23 and losing money so that the liquor stores and the restaurants can stay stocked. So this
24 is an extraordinarily wide-ranging impact that we're looking at and I'm not convinced
25 really that we can wait until October 6th. I think that we need to get a briefing earlier, not
26 necessarily on what all the fixes are because I wouldn't expect that to happen, but
27 where the impacts are going to be.

28
29 Bruce Romer,

30 Mike, why don't we do this, we'll pull together the information that addresses your issues
31 and then you can decide on your scheduling of when you want...

32
33 Councilmember Subin,

34 I think that would be helpful, Bruce, and I'd appreciate it, just so we have a better feel of
35 what to be expecting because as you start talking to folks, there's always the "what
36 about...?" Didn't even think of that.

37
38 Bruce Romer,

39 We were relieved that we sent this tanker truck down to support the 75 people,
40 concerned we couldn't get fuel enroute and it turned out that that was not a concern.
41 They were able to fuel at retail stations enroute.

42
43 Councilmember Subin,

44 Yeah, but we want them to get back to us. We do want the apparatus back, Tom.



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1
2 Tom Carr,
3 We'll pull that together for you.

4
5 Councilmember Subin,
6 Thank you.

7
8 Tom Carr,
9 But again, if somebody could call the Superintendent or Larry Bowers, and have them
10 hop on whatever agreements we have we'd be happy to support that.

11
12 Council President Perez,
13 Thank you, Mr. Subin. Ms. Floreen?

14
15 Councilmember Floreen,
16 Thank you. I very much appreciate this briefing. I think it's helpful for us and frankly, for
17 County residents to know how much we've committed to this effort. This is tremendously
18 educational for us, for those of us who haven't been engaged in this, but worrying about
19 it. And I think what we have all concluded is that -- well, we know events like this bring
20 out the best in us and it also apparently brings out the worst in some. I wanted to just
21 respond to Gordon's point about what you're doing right now. I'm pleased to hear that
22 you're thinking about the implications for our residents because that really has been
23 something I've heard a lot from folks, particularly as fingers are pointed down in the
24 south coast as to who's doing what and who hasn't done what and all the challenges of
25 coordination that I think we all look at with a certain amount of concern, as well. Gordon,
26 when we have time, let's make sure that the Homeland Security Committee has a
27 session on lessons learned. Clearly, we don't have -- at least we don't have levees that
28 could break, but the whole infrastructure issue is a huge one, of course. And how we
29 educate residents about preparedness is important, as well. I think we need to take this
30 opportunity to keep that on the front burner. Hurricane season is not over. But it's -- I
31 have said to a number of people, well we have sent your information about emergency
32 preparedness and, of course, when you're not thinking about an emergency, you're not
33 necessarily preparing for it. So, I think that reality that our residents face is one that may
34 be changed now with all this attention on Katrina and I think we need to take advantage
35 of the situation, as well, to keep that reminder program alive and well. But the issues of
36 how we would respond to a similar kind of natural disaster, we focus more on the
37 terrorist front. At least that's the perception. And I think we need to talk about what sorts
38 of things have gone, when the dust settles or when the water finally dries up down
39 there, there's going to be, there are going to be some conclusions at that level down
40 there and I think we want to look at that very carefully and see what we can take out of it
41 to make sure that Montgomery County residents will feel equally prepared or at least will
42 benefit from the lessons that the nation will have learned from this terrible, terrible awful
43 disaster. So, if we can put that on the list. We're prepared to do that. Clearly, you're



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1 thinking about that to a certain extent now. And I, by no means, want that to get in the
2 way of what we're doing for those poor people in the south at this point in time.

3
4 Bruce Romer,
5 We'll be ready at the proper time.

6
7 Councilmember Floreen,
8 Great! Thank you.

9
10 Bruce Romer,
11 Sure.

12
13 Council President Perez,
14 Mr. Leventhal?

15
16 Councilmember Leventhal,
17 Thank you all for the presentation, particularly Fire and Rescue presentation, very
18 impressive and I saw the convoy yesterday morning as I getting -- as I was on my way
19 up to borrow a car to ride in the Kensington parade. I saw the convoy coming down 270,
20 just before the beltway, around 9:00 Monday morning. And it was very, it was great to
21 see, you know, I cheered them on, it was terrific. Regarding shelter, Gordon, I
22 appreciate your saying that we are prepared to offer shelter and as the Council
23 President said, I, and I know my colleagues have heard from constituents, can we do
24 this in Montgomery County? We've all heard the press coverage about the D.C. Armory,
25 we've heard the Mayor of Philadelphia offering to provide shelter, and this morning the
26 Governor of Wisconsin is on the radio offering to provide shelter. And I'm glad that we
27 are looking at that. I don't quite sense that we're quite there yet in terms of making a
28 similar offer and I appreciate that in order to do that, we need to have a plan. If there's
29 anything we've learned from these events, the importance of planning is critical. Just
30 listening to the radio this morning, the Governor of Wisconsin said that Wisconsin is
31 prepared to provide three months worth of shelter. There are going to be people,
32 obviously, with needs that go well beyond three months, but I know that there's a strong
33 desire in the community that we do that here. Not necessarily for three months, but that
34 we provide shelter here in the County and you and I corresponded over the weekend
35 about possible locations for that. My question, my general question is that, well, let me
36 read from this resolution that the Council President has circulated and then I'll get to my
37 question. The resolution states that, "The Council working closely with the County
38 Executive, County agencies and community organizations intends to identify a Gulf
39 Coast community whose leaders wish to establish a partnership with the County to
40 assist in its long-term recovery." All right, my question is a little bit complicated, but stick
41 with me. I appreciate and all three of you have referenced the need to work in concert
42 with the local authorities down there who are managing the problem. The last thing you
43 want to do is make the problem worse. Really appreciate the discussion of how our Fire
44 and Rescue Service personnel are going down there with their own water, with their



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1 own cots, with their own food. Excellent. On the other hand, we're far from the scene.
2 And it's not clear to me, although it happened in the case of the Fire and Rescue, that
3 the intergovernmental agreement worked, that the State of Louisiana put out an appeal
4 to other states that that appeal was funneled from the State of Maryland to Rockville.
5 We got the message in Rockville and we mobilized. What a great story. That's terrific.
6 On the other hand, it's not clear to me that the folks there would know that we were
7 here, available to provide shelter and so it seems to me that there's -- that it's working at
8 least in other jurisdictions in both ways, that is both the State of Louisiana is saying
9 "please, anybody, help us because we need help," and Mississippi and Alabama to
10 some extent. But also that local jurisdictions are stepping up and saying "we are here
11 and we're able to provide help." In some cases, that's caused some logistical difficulties.
12 I've really followed this, as all of us have, very carefully with respect to the D.C. Armory.
13 It sounds like the convoy of buses sent from D.C. to pick people up hasn't gone all that
14 well. They've encountered some challenges on the way down. Coming back empty. So I
15 appreciate that we're putting thought into this. I just wanted a little more information
16 about the issue of shelter and about this interplay between waiting to be asked
17 because, you know, we're one out of 24 counties in one out of 50 states, far from the
18 scene, we might never get asked. And so we might be available, if we were asked, but
19 we might not get asked, on the one hand and on the other hand, not getting in the way,
20 making sure that we're working in concert with whatever and the council -- and I don't
21 need to belabor what the Council President said about the abysmal failure of
22 intergovernmental cooperation led -- not led at the Federal level, the failure of the
23 Federal level to coordinate. I'll, you know, just interject that if, you know, we in County
24 government and any agency had failed as badly as the head of FEMA had failed,
25 clearly, that agency head would be gone. And it remains to be seen whether the Bush
26 administration will take stock of its obvious failure and give people comfort that it knows
27 how to rectify a management problem. Because I have no comfort right now that the
28 Bush administration has any awareness at all of its own severe management problems.
29 How stubborn are they? How stubborn is the Bush administration going to be in
30 continuing to insist that everything is perfect? Nothing is ever perfect. And it's certainly
31 not perfect in the management of this disaster. Are they going to continue to say "we're
32 fine, we're fine, we're fine?" Or are they going to demand that someone with the
33 capacity to do the job be placed in charge of FEMA? But that's an aside. So anyway,
34 with respect to shelter, are we offering it or are we waiting to be asked?

35
36 Gordon Aoyagi,

37 Both and the way that the EMAC system works is it's a state-to-state relationship and so
38 the state that is requesting aid funnels that through FEMA. FEMA then distributes it
39 throughout the entire, all the other states and believe it or not, it ends up sort of like a
40 bidding war, a state will respond to the EMAC request and then it's up to the receiving
41 state to say, "yes, I'll accept this one, I won't accept that one, I'll accept this one." So it
42 could be that you're hearing from a lot of states, the Governor of Wisconsin saying I can
43 take 1,000, but it could be that Arkansas, who can offer 500, who is willing to do it and
44 et cetera, et cetera, that FEMA and Louisiana will say we select Arkansas regardless of



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1 the good intentions of Wisconsin. So in our case, we've been working very closely with
2 the State of Maryland to determine whether or not, you know, we are -- and they have
3 communicated directly with their people who are on scene in Louisiana, which gives us
4 a bit of a leg-up, about all the resources that are available from the State of Maryland.
5 But in order for any county or state to be reimbursed, if you're not acknowledged
6 through the EMAC system, then, you know, we're out there using local funds at risk of
7 not being reimbursed. So, it is important, we think, that not only we provide good sound,
8 appropriate response, but that we use the existing mechanisms to ensure that there is
9 some level of reimbursement.

10
11 Councilmember Leventhal,

12 Okay. Now, this language that the Council President's circulated, was this developed in
13 consultation with you guys? Do you endorse this resolution?

14
15 Bruce Romer,
16 We haven't seen it.

17
18 Councilmember Leventhal,

19 Okay; well, we'll, I guess discuss that further when it comes before the Council.

20
21 Councilmember Leventhal,
22 Okay -- Ms. Praisner?

23
24 Councilmember Praisner,

25 Thank you. Obviously the presentation we've gotten this morning is very helpful for us
26 as Councilmembers as we interact it's also because it's being televised, very helpful
27 with the media here and also through our own communications system. It's also obvious
28 that this, by virtue of what we've seen on television, that the broad community is with all
29 of its personal desires to help is just overwhelmed by what has not happened as well as
30 what has happened and wants to respond. I think your comments about the best way to
31 respond from a standpoint of financial or church-to-church, congregations-to-
32 congregations is an important element. I think the other point that you've made, Gordon,
33 especially, about the structure that we have in this country is important, too. Because
34 although it may not have worked, as well, with the FEMA mobilization and response, the
35 communication structure among jurisdictions from a standpoint of local-to-local, state-to-
36 state, is working from a standpoint of your -- both identification of needs and the
37 response mobilization. So that while folks may be frustrated because they think we are
38 not helping, clearly you've identified how we are helping and you've also identified the
39 procedures and method for approach. This is a short-term and a very long-term issue
40 and there are lots of things that are going to come up over time from a standpoint of
41 rebuilding infrastructure that will require folks from all over this country to come back in
42 on an ongoing basis to fix the curbs, to fix the communication system, to help with
43 getting a government up and running beyond the emergency communication centers.
44 So, I think through the National Association of Counties, that's what's been identified as



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1 both short-term and long-term. Shelter now, emergency responses like police and fire
2 and communications and communities are used to, but then those ongoing long-term
3 structures, not unlike what we did with Hugo and Charleston years ago. Where we went
4 in and then in essence, adopted areas of a community to build back community-to-
5 community and county-to-county or county to city. But you do raise a couple of
6 questions from me filling, backing up on a couple of my colleagues' questions. Is the
7 hotline number to be used by residents who either by virtue of family members who've
8 come here or want to come here, are the way we connect for resources? And I know of
9 at least one former Paint Branch High School graduate who was a student at Tulane,
10 who has now got out of New Orleans in time, but is now looking at what happens to my
11 education. What or how do we help with that kind of individualized Montgomery County
12 personalized need? And what is the number or the contact and how do we access those
13 things?

14
15 Bruce Romer,

16 Sure. The answer -- the short answer to the first part of your question is yes, that's
17 exactly the type of broad scope of calls that we intend this hotline to be able to receive.
18 We anticipate the volume is going to be such that it's going to be manageable. We don't
19 expect to be inundated so we think this number can well be used for any and all manner
20 of inquiries. I want to just state, though, as an aside, if we find the call volumes go up,
21 we're very practiced and trained in being able to ramp up our call center, using the
22 same number but just having more hardware and personnel...

23
24 Councilmember Praisner,

25 So we should repeat that number is 240-777-2600.

26
27 Bruce Romer,

28 ...2600, and as Gordon said, it's a resource matching as well as a databank. So, we
29 would then take a call such as the one that you mentioned and use our extensive
30 resources within all of our departments, the school system, our relationship with the
31 college, to match that individual with the answer to his or her question or the service
32 that they need.

33
34 Councilmember Praisner,

35 The other point is obviously that whether it's a terrorist incident that generated a lot of
36 community response and those sheltering in place sessions that we held afterwards or
37 training sessions for community to be prepared, where the attendance was very
38 significant after, immediately after September 11th and then dwindled dramatically after
39 that. And as Nancy said, we've mailed out the "Be Prepared Manual" that is for
40 residents that can be used, whether it's a natural or a man-made disaster and,
41 unfortunately folks probably put that in a drawer or contributed to our recycling initiatives
42 with that document and don't have it available. So given the beginning of hurricane
43 season, given the fact that we've been told from the weather folks that this is going to be
44 a more than likely a greater significance of hurricanes in the Atlantic and Gulf areas,



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1 hopefully staying away from the Gulf area at this point, hopefully staying away from all
2 of our land, but obviously given the devastation there, folks need to recover. The
3 Council of Governments Education Program -- Get Ready, Make a Plan, Make a Plan,
4 Get Ready -- whatever we decided it was going to be, is a significant amount of NCR
5 money to be spent on educating the public about their need to have a family plan. The
6 one question I have is, having seen what we've seen now and lessons learned from that
7 perspective, is three days of shelter in place equipment adequate anymore? Having
8 started this whole assumption that you need to shelter in place for three days, given
9 what we've seen, have we begun to rethink that and is COGS group beginning to
10 rethink that or is it too early given the time period?

11
12 Gordon Aoyagi,

13 It's probably too late given the fact that the campaign has already...

14
15 Councilmember Praisner,

16 Already says three days.

17
18 Gordon Aoyagi,

19 ...already said three days. And that's sort of the standard practice across the United
20 States is that if you could make it through three days, then help is on its way. Clearly, I
21 think we're all reassessing that and I think the advice that we would give would be three
22 to 10 days to the extent that you can stockpile and afford that. I think the other example
23 that clearly is coming out of what we're seeing in the Gulf States is there are some who
24 cannot afford basic survival kits themselves and stocking up may be very challenging
25 for them. So I -- there's a lot to do in that whole arena. But our public forums will be
26 there to, we've refreshed the information, we have a Montgomery County perspective.
27 We were fortunate to have Public Health doing some focus groups as well, with seniors
28 on why it's so hard to understand your pamphlets. So they've put together a very simple
29 Plan for Nine which we think is going to supplement then the NCR and that's going to,
30 we think have some significant impact here in Montgomery County.

31
32 Councilmember Praisner,

33 Well, having been to the New Orleans area at least 10 times or so, it's obvious, and I
34 think we have seen visually that there are almost two New Orleans, at least, two. And
35 that says something for any local government about the capacity of some of our
36 residents to prepare for themselves and to have the capacity to prepare, let alone have
37 the equipment available. So as we look at our Get Ready Make a Plan documents in
38 perspective, I really think we need to look seriously, just as you said, about the senior
39 population and the readability and understandability of the documents or the capacity to
40 maybe confuse as much as communicate that we need to look at the capacity to have
41 access to the materials that folks need. That clearly, whether it is in the Superdome or
42 in your own home, is not available to everyone and we need to think beyond that from
43 our own perspective. I assume COG will be doing that kind of evaluation in the Public
44 Safety Committee or within the NCR location. I think that the -- I'm sorry.



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Bruce Romer,

The regional CAOs are meeting Wednesday, actually, tomorrow to discuss the fuel situation and to review where we are with respect to the NCR campaign.

Councilmember Praisner,

I think there are two issues, I just want to comment, thinking back on Mr. Subin's comments, I think there are two issues as far as the fuel situation. Mr. Knapp had sent me a memo during recess and we've responded by scheduling the MFP Committee discussion on fuel to better understand the fiscal implications of the fuel. I think Mr. Subin's question relates more to access issues that are immediate since we're talking about the early quarters of a fiscal year, you can look at what the implications and the purchases and the impacts on budgets, which is what Mr. Knapp was looking at, at that point. Now given the availability or the rumors of lack of availability, and that implication, having gone through the contractual relationships for each of our agencies, your comment about being informed that contracts could not be met, or could be met kinds of issues are ones that, I think, we need information about sooner, as well, as far as implications. This is clearly, as I said at the beginning, an ongoing issue, not just the fuel issue, but an ongoing issue for us in this country when you talk about immediate assistance, immediate delivery of the kinds of support that is a partnership that unfortunately did not work adequately from a local and state and Federal government perspective. I think with the Department of Homeland Security, there will be significant re-evaluations of the role of FEMA or the placement of FEMA or the -- and the leadership of FEMA. But that doesn't stand in the way of trying to respond to immediate personal needs, but we have a lot of infrastructure to rebuild and I suspect that there will be a lot of requests that will come in the long run that we can work through with the national organizations and the Red Cross programs. Thank you.

Council President Perez,
Mr. Andrews?

Councilmember Andrews,

Thank you. Well, thank all of you for being here this morning and I think County residents, particularly be reassured that the County's emergency preparedness and response is in your capable hands. I wanted to ask though, is there anything that you need from the County Council at this point to help support your efforts?

Bruce Romer,

Thank you very much. You've given a lot of it already this morning in terms of your understanding and your support for our efforts and our people. So, you've already done a lot. In the weeks ahead, we will be coming back to you for certain, with some issues, next predictability there will be some fiscal issues. The USAR program is a program that nearly fully reimburses the County but the EMAC program is not like that. It is not that full of a reimbursement so there will be fiscal issues. There will be issues of partnering,



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1 along the lines of the resolution that I just got a copy of and whether we hear from
2 Hancock County or not. And the need to keep you informed and we'll certainly do that.
3 But for right now, you're making yourselves available for this briefing, giving us the
4 support and comments that you have is what we need today, but we'll be back in the
5 future.

6
7 Councilmember Andrews,

8 This is probably not the time to go into any detail about lessons, but I know, knowing the
9 three of you, I know that you're thinking constantly about how the lessons that will be
10 learned from the aftermath of Katrina can be applied here to strengthen our ability to
11 both help others and respond to a situation here, whether it's a -- whatever magnitude it
12 may be. And so the County, I think most people are aware the County has very detailed
13 disaster planning protocols for all kinds of different events that are constantly being
14 updated and I look forward to later on hearing your thoughts about what you've learned
15 from your observations that we will need to change here to put ourselves in the very
16 best position we can be, both to help others and to protect our residents here. Finally,
17 there is a -- Councilmembers I think have and the public has naturally heard about
18 people who have been separated, had trouble getting a hold of family and loved ones is
19 the Red Cross, I understand, has set up a reunification service through a website and I
20 think it would be helpful if one of you has that website so we can get it out to the media
21 about who the public can contact and leave information with about missing family
22 members. My understanding is it's being updated continuously by the Red Cross and
23 that may be helpful to some of our residents who have close family, friends, who are
24 missing or whose whereabouts they have no idea.

25
26 Bruce Romer,
27 Okay, we'll do that.

28
29 Councilmember Andrews,
30 Get that out to the media, I think that would be helpful.

31
32 Bruce Romer,
33 Thank you.

34
35 Councilmember Andrews,
36 It probably -- I think it can be accessed just by going to the Red Cross website and
37 looking for that, but that's a service that could really help a lot of people. Thank you
38 again for the good work.

39
40 Bruce Romer,
41 Thank you.

42
43 Council President Perez,
44 Mr. Knapp?



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1
2 Councilmember Knapp,
3 Thank you, Mr. President. I'm battling cleanup here, but I just wanted to also extend my
4 appreciation to each of you for your efforts over the weekend and in leading our
5 emergency management team. I think Chief Carr was actually understated in his
6 description of how well the team came together. It's one thing for us to deploy a USAR
7 team which is trained and ready to go, to actually deploy 60 members of the Fire and
8 Rescue Service is, I think, unprecedented to do it in this type of fashion and to do it in
9 the timeframe that they did it. I was fortunate enough to be able to observe some of the
10 efforts as they came together yesterday and between the role of Public Health, the role
11 of Police and Fire and Rescue coming together to work together in a way that they don't
12 typically, DPWT, Homeland Security, I mean it was very impressive and I believe you
13 had [MSNR] start making phone calls to folks to let me know that they needed to deploy
14 until almost 8:00 Sunday evening. And so from 8:00 Sunday evening until 5:00, and
15 they reported 5:00 the next morning. So clearly we had an enthusiastic group ready to
16 go but a great management leadership team that pulled that together and I appreciate
17 all of your efforts for that. But to Mr. Subin's point, the continuity of the day-to-day things
18 here, I think, there was an anecdote I saw that I was actually impressed with as the
19 response was, even though there were over 100 people scurrying to get people on the
20 bus and move things around, at 6:00, the recruit class showed up. And in spite of
21 everything else going on, the recruit class and those folks responsible for that, had that
22 going in and about the activities that were underway. You saw the recruit class doing
23 their PT training and doing what they needed to do. And so I think very clearly we're
24 organized in such a way that we can respond to an emergency as necessary but also
25 continue to do things that have to happen everyday to make sure everything else works.
26 And so I think that is very helpful for people to understand. As it relates to kind of the
27 lessons learned, and I appreciate your comments, Mr. Andrews, I think that we probably
28 do need to start paying attention sooner rather than later. I think there have been a
29 number of reports where there were issues identified, in the Gulf Coast specifically, that
30 people could have probably moved sooner to address and didn't. And so I think as far
31 as lessons learned, we probably need to be thinking as quickly as we can to look at
32 those types of things. Clearly we see the tragic results when coordination doesn't occur
33 between Local, State and Federal governments the way that it should. And I think we as
34 a County need to go back and make sure that we understand, or how well equipped we
35 are to respond locally in the event that we don't get the type of support that we would
36 expect from a State or Federal response and make sure we are comfortable in our
37 assessment of our real ability to respond and so I've already spoken to Gordon and the
38 Homeland Security Committee will set up a series of meetings over the course of the fall
39 to begin to look at a number of elements associated with local response, how that then
40 extends to regional response, and looking more broadly to the Federal role. Ms.
41 Praisner identified that the role of the Council of Governments, National Capital Region,
42 there is a campaign that's supposed to go out beginning actually next week -- yes, it's
43 starting now. Yeah, people on Thursday... And I think clearly there are a number of
44 questions that this last week have raised that need to get re-addressed and I know that



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1 Mr. Romer will raise it from the CIO's perspective, but I will also raise it from the
2 Emergency Preparedness Council to make sure that we re-address how that
3 information gets out there. And one thing I think that we need to think of as a Council
4 and as County government oftentimes everyone wants to know what they can do to
5 help respond and it's wonderful that we have a community that's as willing to serve and
6 respond as they are, but probably the most important thing that everyone can do is to
7 focus internally first and make sure that they are prepared for whatever eventuality may
8 occur. And we need to continue to, I think, harp on that message so that people get
9 that. It's great that people want to open their homes and we are willing to provide
10 resources and money to others, but in the event of a situation as we've seen, the most
11 important thing you can do is be able to take care of yourself and your family first
12 because then that lessens the burden on those that really need the assistance. And so
13 we've got to continue to make sure that message gets out there, not just next week and
14 the week after, but in the coming months. And so we'll continue to focus on that as well,
15 and make sure that we can get the communication and make sure we've got the
16 strategy communication plan in place to make sure that County residents, both know
17 how to do things now and to make sure that we can respond accordingly and
18 communicate with people locally in the event of an event. So I think you for your efforts.
19 I appreciate everything that's gone into getting to us this point and look forward to the
20 ongoing discussion that we'll have through the fall.

21
22 Bruce Romer,
23 Thanks, Mike.

24
25 Council President Perez,
26 Mr. Silverman?

27
28 Councilmember Silverman,
29 Thank you, Mr. President. I, too, want to share in the congratulations for the great work
30 that you're doing. It's almost become expected of Montgomery County that we're going
31 to pitch in, which, of course, raises some incredible expectations, I think, of what the
32 definition of pitch in is. And like my colleagues, I've gotten phone calls saying "Why
33 aren't we housing people at the fairgrounds, why aren't we housing people at the
34 SoccerPlex?" "How about that new conference center that we have?" I think -- and I
35 appreciate what you're saying and I appreciate that you're looking at, I'm not sure I'd call
36 it what the plan would be, but sort of more than the plan of what happens when
37 hundreds of people end up coming to Montgomery County because the fact of the
38 matter is that while we could, I think, theoretically make a gesture to scoop up hundreds
39 of people and bring them here, the question really is okay, then what happens? And
40 listening to some of the reports about the conditions, forget about the Superdome,
41 which was horrific, but even what's going on in Houston and the, you know, everywhere,
42 the issue of whether there is something more than a cot in an open space is a question
43 that we really need to answer up front. So, to the extent that you're pursuing
44 opportunities that are similar to what we've done in the past locally in connection with



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1 our homeless population and victims of domestic abuse, those are the kind of places
2 that I would think we would want to look at that might provide some type of short-term
3 shelter that is not just a cot in a sea of hundreds more with no privacy and what I would
4 call certainly the emergency scenario, but not emergency if it's defined as it appears to
5 be in the South, which is months, if that, before people would be able to relocate. So, I
6 commend your efforts to continue to look in that direction. I was also struck by the fact
7 that I heard Jesse Jackson speak, I think yesterday or the day before, who was
8 commenting about, on the one hand, the wonderful spirit of people in the country
9 wanting to bring people, find a home, you know, place for them, literally hundreds, if not
10 thousands of miles away from where they were and the question, frankly, from a job
11 perspective of what happens to those folks when they get relocated that far away. My
12 recollection of other hurricane disasters, whether it's Hugo or Andrew or whatever, is
13 that last time I checked, the jobs are actually where the hurricane is, they're not out in
14 Utah or Wisconsin. And to the extent that you by definition have a group of people,
15 many of whom are poor, the question that the Reverend was raising, which is a
16 legitimate one, is whether finding shelter opportunities closer to the epicenter of the
17 hurricane might provide job opportunities for folks to rebuild their economic status as
18 well as whatever their housing situation is. Finally, something that actually is much
19 closer to home is it seems that the ripple effect, apart from the issue of whether there's
20 a shortage, is that you can't drive by a gas station in Montgomery County twice without
21 seeing the price higher than it was the last time that you were there. I guess I was one
22 of the lucky ones in getting gas at \$3.15 at this station on 29 that I went by and stopped
23 at, you know, 9:00 at night to fill up because by the time I drove back in the morning, it
24 was already at \$3.59. We have in the past, and I believe we have scheduled on
25 September 19th in the Health and Human Services Committee, a discussion about
26 unmet needs in the County. Now that's a general update on our waiting list that we
27 traditionally keep. My recollection is, apart from the fact that I know we have a Housing
28 Assistance fund, and I'm not talking about the Housing Initiative fund, our RAP program,
29 our Rental Assistance Program, I guess I would like to use that Committee meeting as
30 an opportunity to know what, if anything, we've done in the past with regard to
31 transportation cost assistance. I think there is some presumption that everybody in
32 Montgomery County, who's making, you know, the poverty level or slightly above, uses
33 the bus system, I know that's obviously not correct. And given the impact and I think the
34 likely impact of continuing high gasoline prices, I'd like to at least raise that issue with
35 your Health and Human Services Department on the 19th about whether we might want
36 to consider some type of transportation support, obviously means tested for folks
37 because I'm not laughing about it, I just find it ironic that when, and pardon, it's not a
38 partisan comment, Howie, but just, you've gotten used to all of these things. I find it
39 ironic that there was a discussion during the last Presidential election about John Kerry
40 perhaps 10 years ago or 15 years ago talking about a \$0.50 a gallon gas, you know, tax
41 and I look at what the prices are of gasoline over the last what -- few weeks, couple of
42 weeks but...

43
44 Council President Perez,



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1 Or days.

2
3 Councilmember Silverman,

4 Right, but even before that in terms of the regressive nature, forget a tax, just the
5 regressive nature of the cost of gasoline, and the continued dependence that most of us
6 have in the suburbs on that. And I think as we have looked at our housing arena for
7 rental assistance and I seem to recall we had a, I thought part of the rewarding work
8 package that we had enacted years ago, included some transportation assistance, I'd
9 be interested in seeing whether there's some opportunity for a discussion about support
10 for transportation assistance during this obvious crisis. You know, as the saying goes,
11 good news is you may be able to get gasoline, the bad news is it may be completely out
12 of realistic price range for, you know, for people as we push \$4 a gallon with no
13 apparent indication as to when that's going to be reduced. So, again, just a few
14 thoughts. I thank you for your hard work and we all look forward to continuing to work
15 with you in providing appropriate assistance to our friends, neighbors and countrymen in
16 the South.

17
18 Bruce Romer,
19 Thank you, Steve.

20
21 Councilmember Leventhal,
22 Mr. Denis?

23
24 Councilmember Denis,

25 Thank you, Mr. Vice President. And thank you, President Perez and thank you for those
26 who put this item on the agenda because I think it's important that we talk about what
27 people are talking about and the Shady Grove Master Plan and what's wrong in
28 Clarksburg that will just have to wait until we deal with this and properly so. It seems to
29 me that the outcome of what happens on the Gulf Coast is at least every bit as
30 important to this country as what happened in the Gulf War -- Gulf War 1 or Gulf War 2.
31 I think the Gulf Coast is at least as important. And I believe that it's time for the
32 President to call General Powell back into public service. It seems to me that with
33 FEMA's response and what may or may not be happening, overall control of relief in the
34 Gulf area and in Louisiana and in New Orleans that someone like General Colin Powell,
35 former Chairman of the Joint Chiefs, former Secretary of State, I think that he would be
36 on a very short list of ideal people to be brought back into public service. And at least he
37 should be asked. I think it's important that we have a very proactive rumor control
38 operation at all levels of government. Friday afternoon, a rumor apparently spread by a
39 radio station in Baltimore gave out dangerous misinformation that there was going to be
40 no more gas available in the State of Maryland after 4:00. It's very simple and very
41 specific. And then, of course, you know, it was justified saying, well, it's a rumor, we're
42 just reporting a rumor. And but before you knew it, we know how that can spread. So I
43 think it's important that whether it's the private sector has a role, but I think this is really
44 where government can step up to the plate and be on top of any rumors and make sure



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1 that we have connections to the news media and the internet and so on and so forth just
2 to let people know what the facts are. Not save New Orleans? It's just shocking to me
3 that the question has even been raised. I think that we have to make a commitment as a
4 country to ensure that New Orleans be rebuilt and not only endure, but be better than
5 ever. It's been one of the great countries -- great cities in the country and one of the
6 great cities in the world. I also believe that we have to give some very serious thought,
7 at least put it on the table, as to whether or not we should suspend collection of the
8 gasoline tax. That is what people collect at the pump, what people pay at the pump,
9 about one-third of that is taxes to various levels of government. If we have to have a tax
10 holiday for a period of time, well, I think that's something that should be considered by
11 the Federal government and by the State government. I also believe that within very
12 short order, we should have something in the nature of a 9/11 Commission appointed to
13 inquire into the response, minute by minute and make sure that the facts are known so
14 that we can be better prepared. Apparently there were reports on the shelf. We have a
15 lot of reports here at the County level, the state level and the Federal government, you
16 have commissions making recommendations and then the reports just gather dust on
17 the shelf. And then when you're in an emergency situation, very often people just forget
18 about them or don't access them or they don't practice them in the downtime and in the
19 off years and the non-emergency situations and then you can have this type of a
20 situation arise. So, I think it's important that we discuss this candidly and frankly and I
21 don't intend to propose any amendments to the resolution, but I would ask that it with be
22 reviewed by you all and by anyone else who might care to make any suggestions or
23 recommendations or reactions to it. Thank you.

24
25 Councilmember Leventhal,
26 Mr. Subin?

27
28 Councilmember Subin,
29 Thank you, Perez -- Mr. Perez. I guess Mr. Denis, rather than declaring a tax holiday on
30 the gas, we ought to either declare a prophet's holiday for Exxon and whoever else, who
31 are clearly still making money off what they had in reserve, not what was coming into
32 the refineries before or establish something like the Truman Commission to look at war
33 profits. It seems that there's something more subversive than the taxes going on here. I
34 did forget earlier to give credit to the Chief's wife, Anne Carr, for the extraordinary job
35 that she has done with the family support network for all of the firefighters that had gone
36 down before with the USAR team or have headed down yesterday with the EMAC and
37 the police officers who went down and their family. I think the thing that concerns me is
38 not that the lack of availability may be a rumor. It's not a rumor, you know? We're feeling
39 it in the school system now. So it may not be precipitating lines like we saw two
40 decades ago or so, but it is having an impact. And so we need to look at those and I
41 think we also need to look at what's happening with taxi cabs and taxi availability for
42 those who rely on taxi cabs, you know? Are they available in the numbers they were?
43 And what's happening with the fares there? So that's an issue. The one thing that I
44 would ask is we look at preparations of others, that we again look at our own, what ever

30

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1 happened with, I know the Council, after 9/11 or Isabel or both, wanted to get several
2 sets of generators. I think we used Number 6, generators and trailers and satellite
3 phones.

4
5 Gordon Aoyagi,
6 We did.

7
8 Councilmember Subin,
9 We do have them so...

10
11 Gordon Aoyagi,
12 And we have a number of, as you all know, our Shelter program is based on high
13 schools. So we have selected high schools wired to accept those generators. So, we're
14 very mobile on that.

15
16 Councilmember Subin,
17 Okay. I know Bruce Crispell is here and nobody from the school system's here, but I do
18 want to make sure that Mr. Hawes is coordinating with everybody to make sure that...

19
20 Gordon Aoyagi,
21 If I can make just one correction, Mr. Subin, we had purchased the six generators in
22 anticipation, but we did not prewire the high schools at that time...

23
24 Councilmember Subin,
25 That's what I wanted to...

26
27 Gordon Aoyagi,
28 ...and we are looking at future Federal grants to see if we can now proceed with
29 prewiring.

30
31 Councilmember Subin,
32 Well, I guess, the problem with that, Gordon, is I don't know how many schools we've
33 built since then, how many high schools we've modernized and the middle schools that
34 are going up are built to high school specifications these days, so...

35
36 Gordon Aoyagi,
37 Why don't we put it all together...

38
39 Councilmember Subin,
40 We need to...

41
42 Gordon Aoyagi,
43 Yeah.



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1 Council President Perez,

2 Okay. And including that school right around the corner, that -- yes, and from us there.

3 Okay. Mr. Romer, I wanted to, again, thank you, I mean your leadership in these issues,
4 when times are as challenging as possible, have always been remarkable from day one
5 and you've been around the block on these things a number of times and I'm guessing
6 you learn from every experience and every response gets better.

7
8 Bruce Romer,

9 Thank you.

10
11 Council President Perez,

12 So, I wanted to extend my thanks to you and to Chief Carr and to Mr. Aoyagi and
13 everybody. Your briefing does make -- I still feel absolutely a pit in my stomach and I
14 was reading Shady Grove yesterday and the day before and I frankly was having
15 trouble concentrating because my thoughts are elsewhere. But I feel heartened by the
16 fact that we are, indeed, making a very impressive contribution. We're not driving this
17 train, nor should we be driving this train, but we are certainly contributing to getting the
18 train on the right path and that's very good. The resolution that we had circulated over
19 the weekend was obviously a work in progress. It's a very fluid situation. For instance, it
20 was written prior to the e-mail that Chief Carr described. So, one of the glaring
21 omissions that I would suggest that we would add to Paragraph 3 would simply be an
22 addition of a sentence to the effect that "additional Fire and Rescue personnel, as well
23 as equipment and apparatus, have been deployed to New Orleans," so we should
24 simply add that. And incidentally, one reason I think it's useful to have resolutions is as I
25 was trying to do a search of history here over the last few days to figure out what we've
26 done in the past, and I think when things happen in the future I think it will be useful for
27 people to look back and see what the Council and the County Executive have done in
28 the past so that wheels don't get reinvented. It's nice to memorialize history in addition
29 to memorializing our commitments. So, that's the spirit of the enterprise. I would
30 propose that we at least add that reference to that.

31
32 Councilmember Praisner,

33 We already acted on the resolution.

34
35 Council President Perez,

36 Well, I was going to move to amend it though just to make sure that we reference that,
37 okay, and I wanted to give Mr. Romer -- okay, okay, well, but I wanted to give Mr.
38 Romer, I think we may have missed one or two other things.

39
40 Bruce Romer,

41 Could be and I appreciate the opportunity just to mention them. One thing just in
42 overview, I'm struck by when I read this how reminiscent it is and remindful of the very
43 successful Sister City program that's been around for 45 years, that was a result of, I
44 think the Marshall Plan after World War II. That's where that idea was born and cities



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1 like the city of Rockville have had a Sister City relationship for 35, 40 years that grew
2 out of catastrophe, grew out of the need to rebuild. So I can't help but see the parallel
3 here and it's possible that if this gets off the ground, that it could be as enduring as that.
4 Which would be, I think, good for everything.

5
6 Council President Perez,
7 Good lemonade. That would be good lemonade to make.

8
9 Bruce Romer,
10 The only thing I would, also in the first, whereas the first action probably should be
11 updated to take, maybe just take out "USAR" and put in "Fire Department personnel"
12 because again...

13
14 Council President Perez,
15 Okay, "the residents and County personnel..."

16
17 Bruce Romer,
18 You know, you said, too, maybe just say "in the Fire Department and other agencies."

19
20 Council President Perez,
21 Okay, so we'll make sure we add that as well. And just, I would hate for people to read
22 this a few weeks down the road from our Fire and Rescue Service and say, well, you
23 forgot about me.

24
25 Bruce Romer,
26 And then the only other comment is in the final action paragraph. I'm just wondering if
27 we talk about working closely with the County Executive, County agencies and
28 community organizations absolutely but I'm wondering if we should introduce the
29 concept of State and/or Federal agencies and the reason I pose that is we don't know.
30 There may be some funded programs coming out of State or Federal and by involving
31 them or at least touching base with them, we would assure that we might be in that
32 pipeline. I'm sure we would do it anyway whether the words are there.

33
34 Council President Perez,
35 Let's be precise, though, after "County agencies," then I would propose that we add
36 "State and Federal agencies."

37
38 Bruce Romer,
39 Okay.

40
41 Council President Perez,
42 Great.

43
44 Bruce Romer,



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1 As a practical matter, I think we'll be talking to NACO about paring and -- yeah, thanks
2 for the opportunity to comment on that.

3
4 Council President Perez,
5 Thank you again, or your leadership. I know Mr. Denis had...

6
7 Councilmember Denis,
8 Just a -- I was walking Judge Sullivan out when the consent calendar came up. I didn't
9 realize that we had, it has to be recorded in support of the resolution on the consent
10 calendar.

11
12 Council President Perez,
13 Okay -- very well, great. Passes unanimously. We reconsidered and passed it as
14 amended and we will make sure the record notes that. And our Pictron system, so, if
15 anybody wants to download a resolution to see what we've done, they will be able to do
16 so and actually get chapter and verse of what we've done. Thank you for that briefing. It
17 went longer than we thought, but it was time well spent. And we'll continue to work
18 closely together and please give my best tonight, midnight, to the USAR team. Where
19 do they come back to? Training Academy. Training Academy, okay; good. That will be a
20 good welcome home.

21
22 Bruce Romer,
23 Absolutely.

24
25 Council President Perez,
26 Okay. Let's turn to District Council session. Wow!

27
28 Councilmember Floreen,
29 That's okay.

30
31 Council President Perez,
32 Resolution to extend the time for County action on the Shady Grove sector -- this is
33 our...

34
35 Councilmember Denis,
36 At least 12:30!

37
38 Council President Perez,
39 This is our biweekly resolution to extend time for -- do we need to add something about
40 Bethesda in here as long as we're together? Yes, Mr. Silverman, you wanted to...?

41
42 Councilmember Silverman,
43 Yeah, I can never remember what our procedure is. Is the date November 12th because
44 that's the latest that we can do it?



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1
2 Council President Perez,
3 Then we have to do it again.

4
5 Councilmember Silverman,
6 Then we have to do it again.

7
8 Marlene Michaelson,
9 Yes, you can only extend for 60 days.

10
11 Councilmember Silverman,
12 Okay, okay -- I thought that was it.

13
14 Marlene Michaelson,
15 Every 60 days we do it.

16
17 Council President Perez,
18 Okay. So this is, I hope this is the second last resolution to extend time -- yes, okay, it's
19 been moved and seconded. All is in favor -- it is unanimous. Okay, Legislative session,
20 approval of legislative journal, Madam Clerk, journal for approval?

21
22 Council Clerk,
23 You have the journal of July 18th for approval.

24
25 Council President Perez,
26 Okay, motion for approval? Seconded. Moved and seconded; all is in favor --
27 unanimous. Introduction to bills, Bill 2605 Storm Water, Drainage and Runoff,
28 sponsored by Councilmembers Floreen, Praisner, and Denis. We have a public hearing
29 set for September 27th at 1:30 p.m. Okay, good.

30
31 Councilmember Floreen,
32 Mr. President, Mr. Subin informs me, did you mean that? He's mumbling again.

33
34 Councilmember Praisner,
35 I take it back! Never mind!

36
37 Council President Perez,
38 Mr. Subin... Okay.

39
40 Councilmember Floreen,
41 Mr. Subin tells me he'd like to be added as a sponsor.

42
43 Council President Perez,



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1 So noted. I was, I was -- I'm just going to move on. Okay, let's move on; work session
2 on the Shady Grove Sector Plan. Let me invite our government stakeholders to join us
3 here. Chairman Berlage I see here and I see there are some colleagues from your
4 agency. Good morning to all. Thank you to all the community members who have been
5 so actively engaged in this process. I apologize that we kept you here longer. We had a
6 very important set of conversations we needed to have this morning. So I do apologize
7 for keeping you but don't apologize, with all due respect, for what we were doing
8 because it was critically important.

9
10 Derick Berlage,
11 I think I can speak for everyone in saying it was a privilege to sit through that
12 presentation. It makes us very proud to be residents of this County.

13
14 Council President Perez,
15 I would agree wholeheartedly. As I outlined in a memo, we will be taking up the Shady
16 Grove Master Plan in a number of sessions over the next few weeks. I hope that we're
17 able to reach consensus on a number of items, I suspect we will. There will be other
18 items where if history is a guide, we will continue to have a robust dialogue. We will
19 then, at the conclusion of our consideration, we will end up -- I'm sure there will be
20 action items for both Marlene and others on the Council Staff and people at Park and
21 Planning and people in County government. Did you want to have a seat up here? Or --
22 are you sure? Okay, Lisa.

23
24 Derick Berlage,
25 She's not shy, she'll...

26
27 Council President Perez,
28 Yeah, Lisa -- feel free if you'd like. That chair has your name on it. And so those follow-
29 up items will proceed and we will not take final action on this Sector Plan until after we
30 receive the OLO reports, which we will -- we have a Council session set on that report
31 for November the 8th. That's the date that we will actually get the briefing from OLO. We
32 will receive the report a few days before and then I expect that we will come back to the
33 Shady Grove Sector Plan sometime in November for final action and that is the same
34 construct that we will use to do the Woodmont Triangle, as well I know there have been
35 a number of questions about that. So, that is the game plan for this fall. This Sector
36 Plan, as we've discussed a number of times, is certainly a transformational Sector Plan
37 and we will have a number of critically important questions to discuss and I'd ask
38 Chairman Berlage to come and give us the framework overview because some of us
39 didn't have the good fortune of sitting through the 16 sessions in the PHED Committee
40 and so we have..

41
42 Derick Berlage,
43 It keeps going. We have another one tomorrow.



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1 Council President Perez,

2 Oh, okay! 17's a charm, I believe, is the saying. And so we have obviously we haven't
3 been involved in the level of depth that you all have, so we're looking forward to this
4 overview presentation. In terms of today, we're going to go until 12:30. We'll then break
5 for lunch at 12:30 and reconvene. We have only one public hearing if I recall correctly
6 and I don't even know if we have any witnesses for that hearing. But long story short is
7 that it will be short, so we -- I expect we'll be get back to the Sector Plan at quarter to
8 2:00 or so and we will go all afternoon and then I think we have two days set next week
9 for discussion of this. So, it is clearly a land use and growth fall -- growth policy fall, to
10 state the obvious and we look forward to beginning this. There are three lights on before
11 we begin so let me start with the Chair of the PHED Committee and then... I think Mr.
12 Subin had a comment. Okay, he was studying the Bill that was just introduced because
13 he wanted some comment on it, but we'll postpone that for later.

14
15 Councilmember Subin,

16 Thank you Mr. Chairman. Mr. President, I've been concerned about and I think this is an
17 appropriate time to say it before we get into the Shady Grove Master Plan and all of its
18 complexities and implications. I think the tone that at least some portions of the press
19 have been printing has been extraordinarily negative and broad-brushed and has
20 brought into question a lot of the motivations, the level of integrity and professionalism
21 of a lot of the folks if not all of the folks down at Park and Planning. And I think that that
22 has been not unfortunate but tragic, that the press has used an opportunity in a situation
23 where maybe some mistakes were made. Maybe clearly there were some systemic
24 issues that need to be addressed. This is not the time to address them as the Council
25 President said, we will get those addressed in the OLO report. But it is clear that the
26 overwhelming majority, if not everybody at Park and Planning, are highly-trained
27 professionals with an extraordinary amount of integrity. And they do their work day in
28 and day out. Get beaten up by the developers and the cadre of folks who go in asking
29 for issues to be addressed and Master Plans and Sector Plan amendments and
30 everything else that they do. If there's been a conspiracy down there, I'm disappointed.
31 Disappointed because nobody included me in that. These issues have been raised in
32 the midst of a feeding frenzy that have taken advantage of possible systemic issues that
33 Chairman Berlage has been aggressively addressing over the last few weeks and I
34 think that that is not fair to call into question the professionalism and integrity of folks
35 who are not down there on Spring Street to get rich. They're in there on government
36 salaries that are highly controlled by this body here. They may or may not be higher
37 than they are in planning commissions in areas; I frankly have absolutely no idea. But
38 even if they are for the sake of argument higher, these folks aren't going to be able to
39 walk out of here, walk out of their jobs and go buy tens or hundreds or thousands of
40 acres of land to develop. And it is tragic that their professionalism and their integrity and
41 their moral values have been brought into question. And so I think that we need to get
42 off the table those questions as we get into this very complex plan that the PHED
43 Committee, I think, the members with Mr. Silverman, Ms. Floreen and Ms. Praisner
44 have worked extraordinarily hard on, extraordinarily long. I think they've set a number of

37

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1 records here in trying to get through this. And I hope nobody questions my colleagues'
2 integrity and moral values here. There are judgments on what is or is not good for the
3 community and they're going to vary among the three of them who have different
4 perspectives. Some are going to say "you don't want on see anything done and you're a
5 captive of some special interest." And other people are going to say, "Well, you want too
6 much done so by implication you're a captive of other interests." These are three people
7 who have dedicated themselves to public service, who I think, in all three cases, have
8 different views than I do. But they're very bright, very honest and very dedicated people,
9 as are the folks at Park and Planning. So I hope the press does not fuel the fires of this
10 feeding frenzy, nor do they accept the cries of some and I can write the scripts out for
11 the land use attorneys. I can write the scripts out for the developers. I can write the
12 scripts out for the civic activists. They're going to be no different than they have been for
13 the last 20 years. And I know that we're going to get through this with a plan that may be
14 a little bit to the left of center, or a little bit to the right of center. But it will have been
15 done, put before us by extraordinary professionals from down on Spring Street and by a
16 Committee of three that has, for those who have not watched the internal issues and
17 meetings and discussions here, who have spent an extraordinary amount of time trying
18 to bring to this body and to the public a plan that they see as the best. I hope we will
19 listen on any one issue to those to dissent and to the majority. But most of all, I certainly
20 hope that we can stop this feeding frenzy of trying to beat the daylights out of the folks
21 down on Spring Street. Enough is enough. I think the press has had its fun and let's get
22 on and treat these people as the highly-motivated human beings that they are. They've
23 done a good job beating them down. I think it is time to recognize what they have done
24 and thank them for it even though we may not on any one issue or group of issues
25 agree with them. Thank you.

26
27 Council President Perez,
28 Okay, Mr. Silverman.

29
30 Councilmember Silverman,
31 Thank you, Mr. President. I appreciate Mr. Subin's comments and I share his views. I
32 think it's appropriate since this is the first time since the Council was in session, the 26th
33 of July, and a lot has happened since then at the agency. A lot has been reported in the
34 press. This is really the first opportunity that the Council has had to put things into
35 context and I know we're here to talk about Shady Grove, but I do want to make a
36 couple of comments about where we go from here. It's disappointing, although
37 understandable, that the OLO report is not going to be out until probably the first week
38 of November given the volume of paper and people that that office is having to work
39 with. And I certainly have no problems with going through the Shady Grove Master Plan
40 and then ultimately voting on the Shady Grove Plan after we get the OLO report. But the
41 reason I'm a little disappointed is because I'm not interested and I don't think the
42 Council or the community is interested in waiting two months to figure out what it is that
43 needs to be done in terms of reforms, either proposed by the Planning Board, the
44 Executive branch or anybody else. We got a very excellent report from the Montgomery

38

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1 County Civic Federation while we were on recess that highlighted some specifics and
2 they're worth noting. Having said that, we are currently getting biweekly updates from
3 the Executive branch and from the Planning Board on what's going on in response to
4 the resolution that was passed on July 26th. I want to announce that beginning in two
5 weeks on September 19th, the PHED Committee is going to conduct biweekly oversight
6 sessions through the fall on actions by Park and Planning in connection with the
7 problems that Park and Planning has identified and the remedies that they have come
8 up with. That will provide us an opportunity to have a dialogue directly with you,
9 Chairman Berlage, and your staff as well as the Executive branch, and provide an
10 opportunity for the PHED Committee and the Council to weigh in on any of these issues
11 that have come up that are outside the scope of the resolution that we passed in July. I
12 have tremendous confidence in the ability of the Chair of the Planning Board and his
13 colleagues as well as the leadership team at Park and Planning to be able to identify
14 problems and put corrections on the table well in advance of any of a myriad of reports
15 that we'll see coming down the pike starting in November. Recognizing also that the
16 OLO report that is coming to us in November is constrained in terms of what they are
17 looking at and there are obviously a whole host of other issues which will come up. So
18 what we will take up in the PHED Committee are the written biweekly updates and
19 progress reports prepared by Park and Planning. Identification by Park and Planning of
20 any other development approval implementation issues which were not contained in the
21 resolution and what actions Park and Planning has already taken and will take to correct
22 challenges that they have find -- found and we are basically asking you, Mr. Berlage,
23 and your people, to sort of let it all hang out in terms of whatever you find through your
24 internal reviews, no matter how major or minor. This will be an opportunity for you to put
25 those issues out on the table and be able to let us in the public know what actions are
26 being taken. Other issues which have been raised including raised in the Civic
27 Federation have to do with the implementation of MDPU requirements so the
28 Committee will review the responsibility of both Park and Planning and the Department
29 of Housing and Community Affairs related to implementation of the MPDU
30 requirements. In addition, while I know that my colleague, both on the PHED Committee
31 and colleague on the Council, the Chair of the T&E Committee, intends to get updates
32 on implementation of the transportation aspects of the Clarksburg Master Plan. The
33 PHED Committee will receive periodic updates on the implementation of the overall
34 Clarksburg Master Plan, similar to the updates that we've been receiving on Wheaton,
35 Silver Spring and Long Branch for quite some time, and I would also intend to take up
36 the issues that have been raised by the Civic Federation, although not in the form of
37 legislation, but to have a dialogue about the findings in the report as well as their
38 recommendations. I want to thank them for a very good report, which they acknowledge
39 is not comprehensive by any means, but in fact, perhaps may just be the beginning of a
40 process of reviewing projects and issues in the Council. I want to suggest that in
41 addition to the Civic Federation, it's always nice for some of us on the Council to have
42 an opportunity to read things before we read them in the newspapers, although that
43 doesn't seem to be the track record so I'd encourage everybody in the public, while they
44 are simultaneously letting members of the press know about what they're finding at Park



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1 and Planning or anywhere else, that they let the Council know about it, as well. I think
2 that there will be opportunities to look at both short-term and long-term implementation
3 issues, but I appreciate the fact that I believe that we would all agree we can walk and
4 chew gum at the same time. And I appreciate the President scheduling these work
5 sessions on Shady Grove so that we can deal with the time that will be necessary in the
6 hopes that we can actually pass a plan before the end of the year. Let me make just a
7 couple of other comments relating to Shady Grove and I want to quote from a letter that
8 we received, I think several letters in the past few weeks on Shady Grove, but this one
9 sort of, I think, capsulates our situation here. "The most pressing needs of the County
10 are embodied in this plan. It is testing your ability and will to address such imperatives
11 as efficiently adding a large amount of housing to the transit-served places in the I-270
12 corridor, not just providing MPDUs, but also attacking the intractable problem of overall
13 housing affordability and beginning the urban transition in which many more residents
14 have the opportunity to carry on their lives in a more sustainable way, not captive to the
15 unstable oil industry." I appreciate those comments from Pam Lindstrom, because I
16 think it does capture what this plan is all about, which is our commitment and political
17 will to tackle smart growth in a way that addresses transportation needs, community
18 needs, school needs but also our need for affordable and workforce housing in the
19 County. This plan will create the toughest traffic mitigation requirements of any land use
20 plan in the entire Washington region. We'll talk about that later on by way of comparison
21 to what they've been talking about in Virginia and we have a staging development that
22 insures that only 40% of the housing and a little over 20% of the employment can be
23 approved in the first stage, if we find that the traffic mitigation plans that are required are
24 not being met, then the plan calls for a halt to additional development until the standards
25 are met. We will have an extensive discussion about the community needs and how
26 they've been met, but we also intend to have this plan be the first opportunity to create a
27 workforce housing program which will require not only MPDUs and market rate units,
28 but will require 10% additional housing tied in to workforce housing criteria, which I hope
29 we will be able to work through this fall. We've got an extraordinary amount of paper
30 here, we welcome questions from our colleagues and we will work through this in a
31 manner that befits the incredible scrutiny that this plan has had before the Committee, I
32 thank my colleagues' indulgence.

33
34 Council President Perez,
35 Ms. Floreen?

36
37 Councilmember Floreen,
38 Thank you, I just want to make a couple of comments. This is a really complicated plan.
39 17 work -- 16 work sessions aren't enough, frankly, 'cause we got at least another one
40 and maybe more on, on -- that this fall within the PHED Committee. I wanted to say that
41 I don't think it's quite at the goal line yet. I mean I'm glad we are delaying the final action
42 on this. I'm not sure that the OLO report will offer us the solutions that this plan might
43 need. Keeping in mind that it really completely rearranges Shady Grove. It changes the
44 sense of Shady Grove from an industrial community into a residential community with a

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1 sense of place. It is responsive to community -- to neighborhood requests out there in
2 that community. It also meets all of the hot buttons really of where you should put your
3 density, where you should focus your growth, and how you support that growth. It really
4 achieves very strong planning principles I think. The thing about it is, in light of the --
5 certainly what we have been dealing with respect to Clarksburg over the past couple of
6 months planning is not implementation. I take it somewhat personally because I was
7 part of a Planning Board that sent for the Clarksburg Plan. And I know that when I was
8 on the board, I did not give a great deal of thought to how this was actually going to be
9 carried out. I assumed and I think the dust will settle and the issues associated with
10 some of the implementation issues with Clarksburg will be resolved through Mr.
11 Berlage's leadership at this point and time. The PHED Committee put in a lot of effort in
12 terms of focusing on the implementation elements of this plan. I think the question for us
13 and one we will need to take up before this is completed, is have we anticipated the
14 kinds of things we need to anticipate for what is supposed to be a 20-year plan? It's not
15 a 2-year plan. And there is some language to that effect in this -- in the draft in front of
16 us because that is the time line in which we expect some of the major change to occur.
17 But I think the charge to us, to the Council, to the planning staff, and the community at
18 large is how can we build into this plan, some strong language of cooperation and
19 management from the Executive side of the street which frankly will have to carry a
20 significant load here if the -- if this plan is carried out to fruition in terms of translating
21 industrial uses into residential uses, in terms of translating industrial streets into
22 community streets. Talk is easy the words take a little bit more out of us. The print says
23 as great deal more but it's the doing of it that we need to worry about and I think
24 certainly the Clarksburg questions that are still out there in terms of implementation, in
25 terms of -- some of the big picture financial issues that are not fully resolved; certainly in
26 terms of some of the transportation issues that have not fully been -- have not been fully
27 reviewed and the community's need and our need for some answers as to how this is all
28 going to fall out in Clarksburg pertains frankly in spades to what we're doing in Shady
29 Grove. So I just wanted comment and maybe we'll just put on Lisa full-time in terms of
30 planning implementation issues. You're doing that already aren't you?

31
32 Derick Berlage,
33 Time and a half.

34
35 Councilmember Floreen,
36 Yeah. But I do think we're going to need to work on that in some measure in this plan
37 whether it be in the plan itself, whether it be in a separate document, whether it be in
38 terms of a memorandum understanding between the agencies in terms of who is in
39 charge of making sure that whatever we end up with in terms of staging elements in
40 terms of implementation elements. Folks will know who to look to for answers and I
41 don't think it's going to be any one person or any one agency necessarily but I do think
42 that is a conversation we all need to have. So, with that, let the plan begin; thank you.

43
44 Council President Perez,



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1 Ms. Praisner?

2
3 Councilmember Praisner,

4 Thank you. Just a couple of comments. My recollection is that the PHED Committee,
5 which I did not serve, at that point had 18 meetings for the Clarksburg Master Plan...
6 Oh, a new goal!

7
8 [LAUGHTER]

9
10 Councilmember Praisner,

11 19 or bust! ...which as I recall, as was presented to the Council was our last frontier so
12 to speak, and was a relatively open Tableau Rosa with due respect to the folks who live
13 in that area or lived in that area at that point was a very undeveloped area obviously
14 that we were going to creates as our last big community center and the question or
15 debate was signature sites, as I recall, Mr. Berlage. How many and where and how the -
16 - how a jail facility would fit in with those issues. We don't have a blank slate in Shady
17 Grove by no means. We also have the last stop on a Metro line and until and unless we
18 build significant additional extension infrastructure it will be the destination place for a lot
19 of folks who will not be hanging their coat up and kicking their shoes off because they
20 live there, it will be the destination place for a lot of folks who are gonna be using public
21 transportation. So with due respects to folks who have talked about the opportunities in
22 Shady Grove, there are, as Ms. Floreen commented, significant challenges and to take
23 what exists and to transform it without knowing if we've got the tools in place to do so
24 appropriately is the reason why I asked the Council President not to schedule action on
25 the plan until we know that we have adequate tools in place. And I, with due respect to
26 my Committee Chair acknowledge that there are great opportunities for housing here.
27 But let's make sure that we are not trying to solve significant County issues in one neck
28 of a County so to speak, with significant challenges that exist there right now. So, I think
29 we need to learn from what we will be told about staging which is totally different in the
30 Clarksburg plan than there is here. But also, this is totally different from a standpoint of
31 impact on existing neighborhoods and existing communities. I think this has within it, the
32 foundation of what is the kind of restructuring from a smart growth perspective but that
33 you can -- the best way to give a wrong or negative view to a smart growth is to do this
34 incorrectly. And that's the challenge that we face and as Nancy indicated, the first few
35 years are the most telling from that perspective. So I think there is still outstanding
36 questions that need to be responded to from Metro, from the municipalities of Rockville
37 and Gaithersburg that we haven't heard from. I know Rockville is working feverishly --
38 I'm not sure the status on their Annual Growth Policy. I have no idea what Gaithersburg
39 is doing on those issues. Some of the challenges we have faced in impacts are because
40 of things that are outside of our control. And some of the things we face are because we
41 haven't controlled adequately ourselves what we do. So I think this is a very
42 complicated -- as Nancy indicated -- but also a very challenging process for all of us.
43 Whether the committee took 17, or 16, or 18 meetings when Clarksburg was being
44 discussed it really didn't seem that complicated to me -- but this sure is. And I do want

42

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1 to comment that while we're talking about individual committees and what they may be
2 doing in this time period; the MFP Committee will be discussing development districts
3 and the fact that Clarksburg has as a significant part of its infrastructure requirements
4 associated with the development district that has not yet reached its full implementation
5 and therefore we'll have a conversation on that issue scheduled sometime this fall
6 hopefully before the OLO committee completes -- OLO staff completes its work.

7
8 Council President Perez,

9 Okay, Mr. Knapp you were next; you had your light on.

10
11 Councilmember Knapp,

12 Thank you, Mr. President; I appreciate the remarks of my colleagues and all the various
13 committee chairs and the issues that will -- as it relates to Clarksburg will be addressed
14 in those committees. And we'll just make the observation that probably even the three
15 that have mentioned it probably aren't enough to address all of the issues and so I
16 expect -- although I'm not sure if there is a reason yet that I have found why HHS would
17 take up Clarksburg but stay tuned we may get there yet. I appreciate the remarks that
18 Mr. Subin had made earlier because I think we do have a very good staff working on
19 Park and Planning and I think there have been a lot of questions as to credibility of
20 [last], integrity -- a variety of things and I think that that is unfortunate. Nevertheless, I
21 think it is also important for us to recognize that there has been a number of problems
22 that have been raised and issues that have been identified and that is just a fact that we
23 all need to wrestle with. And as a result, clearly there is need for response and proactive
24 communication. One of the things I'm always struck by is good organizations don't stay
25 good by just saying that they're good, they work hard, they ask tough questions, and
26 continue to try to refine and improve and evolve as issues present themselves and I
27 think that's what we're confronting here. I think we've got good people, we have a good
28 organization. Now the challenge is, is to overcome the fact that kind of the initial issue of
29 problems being raised, coming together -- recognize the urgency of addressing those
30 problems and then coming up with a response as an organization and moving forward. I
31 think the Chairman had a good start with the letter he had sent us on Friday. I think
32 there are a number of issues raised there that clearly weren't necessarily within the
33 scope of what the -- of the resolution that the council had passed. These are -- many of
34 these are internal things that they -- that you found, I think, since -- over the intervening
35 couple of months and I think that is good. I think a number of them are things that have
36 been raised by others before. I think it's important for that to be that first step. I think
37 there are probably a number of things, I've had conversations with the chair and with
38 others and I think there are probably other things that Park and Planning can do to
39 address some of the systemic issues and potentially even some of the cultural issues
40 that happen with any organization and need to get addressed and so I think that's
41 important. I appreciate Mr. Silverman's notion that we will have, I guess, every two
42 weeks, with it before the PHED Committee -- updates as to the biweekly reports. I think
43 that will be good but I guess I would urge people not to necessarily just respond to
44 requests that the Council may have put forward on a resolution or specific things that



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1 you may have heard raised at other places. Oftentimes you don't know what you don't
2 know. And so if in the course of identifying other issues be proactive. You have an
3 organization that is good and that can respond. And so, let's bring things out, let's
4 identify 'em, let's address them, and let's make appropriate changes. I think one of the
5 issues that has been difficult is that the press has kind of always found the next issue
6 before the various elements of County government could get there first and so you're
7 always trying to react to the next thing that gets in the press as opposed to getting
8 ahead of it and so you've got kind of two issues: one, we've got to address those things
9 that we found behind but you've also got to be in the position to fight the next battle and
10 so that's kind of the challenge right now and to be proactive in addressing those. And I
11 think you're taking the right steps to get there and I appreciate that but we have to
12 continue to focus on it. So, let's not just look back, let's make sure we're looking
13 forward, to be prepared to deal with the things that are coming up. That not
14 withstanding, I think when everyone left for summer we kind of ended on the cliffhanger
15 and there was a resolution that was passed and lots of issues had been identified and
16 we came back to the next season and I'm not sure we necessarily picked up the show
17 at the same place. And so I'm a little concerned at that because while many of us
18 understand some of the issues that have been raised, why the OLO report might be
19 delayed, the letter that you had sent out, Derick, I'm not sure that everybody else out
20 there that is watching necessarily has access or has seen all of those pieces. And I
21 think it's important for us to communicate that. I think that through the PHED Committee
22 addressing these every couple of weeks, will be a good way to do those things going
23 on, but I still think we need to let people know what has occurred over the intervening 6
24 weeks that we weren't all together and I think that is an important point to get out there. I
25 understand why the OLO report will be delayed and I think they're doing good work but
26 I'm not sure everybody else understands that and I think that would be important for
27 people to understand and for us to explain to them. As it relates to the Shady Grove
28 Master Plan, there were reports in the press a couple of weeks ago about calling for a
29 delay. The concern I have is and I certainly don't -- I think this is a critically important
30 master plan -- don't want to delay anything for the sake of delay. Nevertheless, I think it
31 is important -- most people out there and the rest of the County don't know master plan
32 versus a site plan and quite honestly don't care and don't ever want to care. It's all
33 Planning it's all kind of the same place. And so it's important for us, I believe, to
34 differentiate that for them and let them know what we're doing and those things and
35 where those problems exist and try to explain a little bit why this is different. And I think
36 we all know why it's different but I'm not sure they necessarily do. And even as Ms.
37 Praisner has indicated, the staging elements in Shady Grove are very different than
38 what, you know, was done in Clarksburg most people heard the word staging element.
39 Staging element; sounds like the same thing to me. If you have problems with staging
40 elements one place, how do you put them in place somewhere else if that's where some
41 of the issues existed? And so I just think it's important for us and for the credibility of this
42 very important plan to make sure that we're very clear where there are similarities where
43 there aren't similarities, and in the cases where there are similarities what had been
44 done to address those and identify any issues that may have been there because I

44

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1 certainly as Mr. Silverman] had said, there will be lots of political issues and lots of folks
2 and lots of different sides of different elements of this plan. You like the density, you
3 don't like the density, you like the state -- but I don't want there to be a question on the
4 credibility of the good work that the Planning Board has done, that the staff has done,
5 that the PHED Committee has done because we haven't necessarily answered all of the
6 questions that still remain from other issues and I just think that's important for us to get
7 that information out there and so I appreciate the responses of the Council President,
8 the Committee Chairs and would urge the Council to continue to make sure that we get
9 this information and share it broadly with people be it why the OLO report's going to be
10 late other modifications that take place in Park and Planning and quite honestly other
11 working groups that are taking -- that are working to address other issues in Clarksburg
12 so that people understand the efforts of County government and all of these phases to
13 know how it is being responsive to address the issues that they have seen in the press.

14
15 Council President Perez,
16 Mr. Andrews.

17
18 Councilmember Andrews,
19 Thank you. Well, Councilmember Silverman, when you mentioned that there might be
20 some more meetings I did see some cringing out there but it's been important for the
21 committee to take the time that it took and you and the committee members have been
22 very diligent...

23
24 Councilmember Silverman,
25 We miss you Phil.

26
27 Councilmember Andrews,
28 ...and I did attend most of those meetings.

29
30 Councilmember Silverman,
31 Come back, Phil, come back.

32
33 Councilmember Andrews,
34 And as you know, I listened to -- hard to a -- what was debated and discussed and I
35 want to compliment the community that made proposals and the Park and Planning staff
36 and leadership for their hard work and the committee for its very careful consideration.
37 Before we get into the discussion I think it is important to set the context a little bit about
38 how this all came about. In 2000, there was a charrette; in October of 2000, a number of
39 you were there -- I see John Carter and Karen who were there every hour and I was
40 there for a portion of it as well. And it was a well-attended charrette, consisting of many
41 stakeholders to develop plans for the Shady Grove Sector Plan. There was a -- coming
42 out of that there was a public hearing draft sector plan proposed in December of 2003,
43 which was very similar to what had come out of the charrette. The charrette had
44 assumed that there would be approximately 3,800 additional housing units at the Shady

45

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1 Grove station area -- 3,800 total was the rough working figure. The public hearing draft
2 plan that came out in December, 2003, assumed a maximum of about 4,000, you
3 know? That is what for a long time the community was working on or reacting to. What
4 happened in 2004, was Park and Planning significantly moved the goal post, in fact they
5 moved it about half the distance of the football field from 4,000 units to up to 6,300 or so
6 units which was a major, major change in the number of units -- that is King Farm is a
7 total of about 3,400. So the addition was about two-thirds of the entire King Farm in
8 terms of putting in perspective or about I believe the count is 2,000, I think; so, it was
9 about adding that to the plan. That was a very significant change and I think the context
10 -- the issue here isn't whether there should be more housing at Shady Grove Metro, it is
11 an appropriate place for housing. The question is and I think this is, I think, the key
12 question is how much density can you add at the Shady Grove Metro before you begin
13 to detract rather than add to the quality of life in the community. That I think is the key
14 question and I have not been persuaded that you can add 6,300 units and not create a
15 significantly worse traffic congestion than we have now in that already highly traffic
16 congested area. And even 4,000 units I believe is very challenging to address even
17 recognizing that most of the traffic that goes through the area is from other places.
18 However when you're at a situation of high congestion, an increase of 10% more of
19 additional traffic is very substantial and can tip an area from high congestion to
20 intolerable congestion and so for me that is the issue. It's not an issue with housing
21 there, it's an issue of how much housing is reasonable given what is already there. You
22 can't make this decision in a vacuum and I'm not suggesting that people are proposing it
23 be considered in a vacuum but there is already a high level of background traffic there
24 from -- because of the location and because of people going through and because of
25 the large number of residences that are close by already. And so, in the packet one of
26 the issues that is commented on I think this is something that must be resolved in our
27 discussions is the fact that there is no solution proposed for what would be
28 unacceptable congestion at the Mid-County Highway/Shady Grove Road intersection.
29 The packet notes that this is on the periphery of the sector plan but it's right in the
30 center of Derwood, it's right in the center of where many people live and commute now.
31 So, while it may be on the periphery of this proposal, that doesn't in anyway reduce it's
32 importance to the quality of life in the surrounding area and it's a key, key intersection
33 and there is no proposal about how to rectify what would be unacceptable congestion at
34 that intersection. So, that to me is how we have to view this. It's not a question of when
35 this should be housing at the Metro it is a good location for housing without question, it's
36 a question of how much is reasonable and that maintains a healthy balance in the area.
37 Traffic mitigation on paper is not going to fly there has to be credible traffic mitigation
38 and it has to be mitigation that will actually work on the ground. I doubt there is any
39 Councilmember up here who thinks that if you add 6,300 units you're not going to have
40 significantly more traffic congestion; if there is, raise your hand. So for me that is what
41 we have to decide. Because it's the quality of life in the surrounding community that is
42 certainly just as important as the quality of life we create at the Metro itself and the
43 community has been a great partner in this effort. I see Pat [Labuda], I see Pam
44 Lindstrom, I see many others who have been working on this for five years now and we



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1 have to come up with a plan that meets the test of enhancing the quality of life and isn't
2 so large that it ultimately detracts from it. That I think is the issue.

3
4 Council President Perez,

5 Well, Mr. Chairman, it's 12:25; I would respectfully observe that I'd like to hear your
6 presentation in its entirety uninterrupted and so I actually think that we might be better
7 off breaking for lunch at this point and then reconvening at 1:30. And I do -- we spoke
8 yesterday and I -- in your presentation I would be very interested in a little bit more
9 explication of what Mr. Andrews outlined. I asked you yesterday to be prepared to give
10 us just a sense how we got from the initial charrettes to the staff recommendations, to
11 the Planning Board recommendations because there was a significant jump and I would
12 also like to get a -- I mean, I've driven the area, I've toured the area, I've done all of that,
13 but I'd would like to get a little bit more lay of the land from you in terms of the existing
14 infrastructure in the surrounding area, you know, how are we doing in terms of traffic,
15 parks, libraries, all of the, you know, schools, critical infrastructure that is in the
16 surrounding areas that would be useful in terms of the initial presentation; so, we will...

17
18 Derick Berlage,

19 We will address that this afternoon. If I could just take one moment I do want to thank
20 the Councilmembers for their comments and most especially those of you who
21 mentioned the professionalism of our staff. Your staff at Park and Planning is very hard-
22 working, extremely professional. Recent weeks have been very, very tough on them but
23 they have not wavered for a moment in their commitment to serve you or their
24 commitment to serve the County. The list of interim reforms that I delivered to you on
25 Friday is one more example of that commitment. That's not just the Planning Board's
26 commitment to getting to the bottom of anything that might have gone wrong but that is
27 the entire staff's commitment and we do appreciate your recognition of that fact and
28 we'll be happy to address the Shady Grove issues after the break.

29
30 Council President Perez,

31 Thank you; I should have thanked you earlier as well, for that update. I know we've
32 shared the belief that one of our biggest challenges this fall is to earn back the public
33 trust and I think you're working hard toward that and we're all in this together and we'll
34 continue to do that. We'll reconvene at 1:30, and after lunch and onto meetings or
35 whatever.

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MONTGOMERY COUNTY COUNCIL

Thomas Perez, President
Phil Andrews
Nancy Floreen
Marilyn J. Praisner
Michael Subin

George Leventhal, Vice President
Howard Denis
Michael Knapp
Steven A. Silverman



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1 [MUSIC]

2
3 Council President Perez,
4 Good afternoon. This is a public hearing on a special appropriation to the Maryland
5 National Capital Park and Planning Commission's FY '06 Capital Budget and
6 amendment to the FY '05-10 Capital Improvements Program \$1.6 million for Needwood
7 Golf Course improvements. Mr. Berlage was personally invested in this, so he's here to
8 answer questions we had. I know he is has great confidence in Mr. Russ who usually
9 joins us, but he's not here. PHED Committee work session will be set at a later date.
10 Persons wishing to submit additional testimony should do so by COB Friday, September
11 9th. We have no speakers.

12
13 Derick Berlage,
14 Mr. Mooney is present to answer any questions.

15
16 Council President Perez,
17 Mr. Mooney is present to answer any questions. The 11th hole. Let's talk about that, Mr.
18 Mooney. It's a dogleg right and I have a wicked slice and so that turns a 400-yard hole
19 into a 600-yard hole for me. What are you going to do about that?

20
21 Bill Mooney,
22 I would have to say that when we're putting the...

23
24 Unidentified Speakers,
25 [INAUDIBLE]

26
27 Bill Mooney,
28 ...maybe we could do something through the woods there for you.

29
30 Councilmember Knapp,
31 They're just making sure you get your money's worth Mr. President, that's all.

32
33 Bill Mooney,
34 And we do have a book out, "Better Golf Through Trees".

35
36 Council President Perez,
37 I thought you were going to say "Better Golf Through Treatment," and I was going to
38 say, "Yes, I do need that." Very well. Okay, we're through with that we don't have to
39 take action on that today. I am -- we have a quorum, but I am slightly reluctant to begin
40 the presentation. If you could hit that bell, that way -- why don't we just hold off for say
41 two minutes, because I know that everybody is off doing various meetings and other
42 conference calls. Great.

43
44 Unidentified Speakers,



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1 [INAUDIBLE]

2
3 [NO AUDIO]

4
5 Council President Perez,
6 Okay, onward. Chairman Berlage, thank you again for your patience and we look
7 forward to your presentation.

8
9 Derick Berlage,
10 Thank you very much and I want to thank the PHED Committee for 16 work sessions of
11 enjoyable discussion and I know we'll have some more ahead.

12
13 Council President Perez,
14 Mr. Berlage, I just want to remind you, you are under oath. Maybe we'll put you under
15 oath. They're saying that it was enjoyable.

16
17 Councilmember Praisner,
18 No, we're gonna send him to a doctor.

19
20 Derick Berlage,
21 That too. We're about to get an overview, a PowerPoint presentation from one of our
22 most able planners, Karen Kumm Morris, and I know that you will find that a great way
23 to set the stage. I just want to make just a couple of comments on behalf of the Planning
24 Board. The Shady Grove Sector Plan remains one of the most important plans that you
25 will deal with during your tenure and it is critical not just for the community of Shady
26 Grove, but it is critical for Montgomery County as well. In the next 25 years, about
27 150,000 new residents are going to move to Montgomery County. That is, believe it or
28 not, more than the population of Rockville, Gaithersburg, and Silver Spring combined.
29 And it is not simply a policy choice on the part of the County to welcome that number of
30 new individuals to the County, but all of the objective professional advice that I've seen
31 indicates that it is essentially an inevitability. That is, more or less, the number of
32 residents who are going to come to join our very successful community in the next 25
33 years. The critical question all of us face is where are they going to live? They're not
34 going to live, we hope, in the Agricultural Reserve because we have maintained a
35 sacred commitment to protect the AG Reserve from sprawl development. Large areas
36 of our County are already built out, established residential neighborhoods such as the
37 ones that many of us live in simply do not have the physical capacity or the room to
38 absorb a significant number of additional residents. But our Metro stations and other
39 identified smart growth areas of the County is the proper place to accommodate that
40 growth. We only have 12 Metro stations. It is a limited resource. And Shady Grove
41 among those 12 probably represents the single best opportunity because of its being
42 largely industrial at this point in time, the single best opportunity to make a contribution
43 to accommodating smart growth. Obviously, if we are going to increase residential
44 densities at that location it has to be done right. There has to be the infrastructure, there

50

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1 has to be the controls in place, there has to be not just good planning but great planning
2 both in the master plan and the implementation. And we recognize that you'll be asking
3 tough questions to make sure that those controls are in place. The PHED Committee
4 has increased in a terrific fashion some of the staging requirements and other elements
5 that we as a Planning Board put into the plan. But I also want you to understand that we
6 did not increase density for the sake of increasing density. We were insistent that Shady
7 Grove accommodate a significant number of the new residents that are coming, but that
8 we also insisted that we not go over a number that could be accommodated. And we did
9 not pick the number that we picked out of the air. We picked the number after careful
10 consideration of school capacity, transportation capacity, and a number of other factors
11 that I know we'll talk about at this work session and in future work sessions. But smart
12 growth, as I've said many times, involves twin disciplines, the discipline to say no when
13 someone tries to convince us to accommodate sprawl development in a place where it
14 really doesn't belong. Smart growth also requires the discipline to say yes when
15 someone has a well thought out proposal to increase density in a smart growth location
16 that can accommodate it. We believe Shady Grove is that kind of location. Karen?

17
18 Karen Kumm Morris,

19 Thank you, I'm going to go through the PowerPoint show. It's an updated PowerPoint
20 show from the one that you saw almost a year ago. This one reflects the PHED
21 Committee's recommendations, not the Planning Board's recommendations. First slide.
22 You need to look at the Shady Grove Sector Plan in the context of the I-270 corridor.
23 Here's the I-270 corridor. It's 17 miles in length, as you can see, it is one of the most
24 significant corridors in the entire County. It's important that you realize that this is the
25 home of many of our jobs, especially our biotechnology jobs. We're on the national map
26 as the Bookings Institute points out as a biotechnology center in the country. We're on
27 their world map as they map it as well for having high technology and biotechnology
28 concentration, and those jobs are here in the I-270 corridor with Cellera, Human
29 Genome, and many others. As we plan for this area, we need to be sure that we're
30 coordinating sustainable communities here to serve this area and we need to have --
31 each of those communities need to have their full compliment of schools and parks and
32 jobs. And we need to strengthen these communities so that they become great places
33 to live and work and we need in this plan to implement these Counties' policies to guide
34 growth into this planning area. This is what the general plan called for, which is to take
35 the I-270 corridor and guide growth here, both jobs and housing. Next slide. The
36 communities of the I-270 corridor are in yellow here, lining up and down along the
37 corridor. Here's the urban ring of the general plan, the I-270 corridor, the residential
38 wedges on either side, and then the AG preserve that's up in here. And so as we look at
39 this plan in terms of communities, we need to make sure that we maintain the diversity
40 and variety of communities that we have in this plan. We have everything from
41 municipalities like Rockville and Gaithersburg to also transit areas like Twinbrook and
42 with this plan, Shady Grove, and also the corridor cities of Germantown and Clarksburg.
43 So it's this variety that we need to maintain and the challenge is here, how do we
44 accommodate the growth that as Derick has pointed out that this County grows annually



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1 by, how do we accommodate that growth? Where should we guide this growth? And
2 this plan attempts to place a significant amount of it here at the Shady Grove Metro
3 station. In terms of employment the corridor has a significant number of -- well, really
4 hundreds of jobs. 243,840 jobs in the corridor today and these black dots represent the
5 concentrations of biotechnology that we have at NIH, at Twinbrook, and up at the Shady
6 Grove Life Sciences Center area. And all of these, by the way, are along -- this is along
7 the Red Line here and the Shady Grove Life Sciences Center will be along the Corridor
8 Cities Transitway. And again, here's Shady Grove at the end of the Red Line, the
9 beginning of the Corridor Cities Transitway line. And so these, the challenge again here
10 is, as we try to concentrate jobs here and provide for some growth that supports and
11 sustains our biotechnology and high technology industries, we need though to shift
12 some of these jobs from this area elsewhere in the County so that we can bring more
13 housing in and get a better jobs-to-housing balance in this area, allowing more people
14 to live closer to the job -- so the I-270 corridor. And that's basically the Transportation
15 Policy Report that you all have set as your policy to increase housing in the corridor.
16 Next slide. This is a slide showing the proposed land use plan for Shady Grove. This is
17 the -- this is somehow backwards. Somehow...that is very odd. Well...

18
19 Council President Perez,
20 Is this called "Next Slide"?

21
22 Karen Kumm Morris,
23 Next -- well, let me just point through what -- what...

24
25 Councilmember Leventhal,
26 Somebody got a big mirror?

27
28 Karen Kumm Morris,
29 Yes, that is really odd. Let me just point out what is happening, what we're doing with
30 this plan because these are very important points that we need to make.

31
32 Councilmember Silverman,
33 Karen, I'm not sure it makes a difference which way it is.

34
35 Karen Kumm Morris,
36 Well, no it does.

37
38 Council President Perez,
39 And I'm not sure that was meant to be -- I don't think -- that was not meant to be a
40 compliment.

41
42 Karen Kumm Morris,
43 Just try to ignore this slide and recognize that what this plan is doing is it is
44 implementing your County policies in terms of the general plan, it's putting growth at --



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1 concentrating in the I-270 corridor and its guiding growth right to a Metro station area,
2 which is where -- this is the smart growth component of this plan. It is also supporting
3 the communities of the I-270 by providing a new community, a new mixed-use transit-
4 oriented community that doesn't exist today. And it also provides a variety of public
5 facilities: schools, libraries, park system, to help sustain and support that community.
6 And then finally, it helps to implement the TPR policy as I pointed out of bringing more
7 housing -- a significant amount of housing into the I-270 corridor to improve the balance.
8 Today, this area has a balance that's, let's see -- I'm sorry, I should have remembered
9 what that balance was. Today the balance, right in the policy area is seven jobs to every
10 one housing unit, so 7.4 [J-age] ratio. And with this plan, with the increase of housing
11 that we're putting here, we will have a jobs to housing balance in the policy area of 1.4.
12 And that is what the TPR policy report had recommended that we achieve, a 1.4
13 balance. And then also I should point out that this plan with the result of the PHED
14 Committee's recommendations has really created an extremely strong staging plan, one
15 of the strongest staging plans that I've ever seen in the master plan. Tying development
16 to specific stages with public facilities such as libraries, school, road improvements, and
17 then ultimately we have something I've never seen in a plan before which has a 50
18 percent build out -- at 3,500 dwelling units -- we're going to stop development and look
19 at the adequate public facilities and evaluate them before we go into the stage three, or
20 ultimate build out. That I've never seen in a master plan before. So I think the safety net
21 is in place with given that this is a significant amount of housing and a significant
22 amount of change to this area. The PHED Committee has built in a very important
23 safety net. Next slide. This is a slide that shows the vision of the master plan. And this
24 vision is one that really is the result of the charrette that happened back in 2000, and
25 then subsequent charrettes that we had with the community so it was about two years in
26 the making to create this vision. And of course, it places a mixed use community here at
27 the Metro station, it creates a technology corridor along Shady Grove Road, it
28 recommends the relocation of the County Service Park up in here, and then also it
29 establishes what we call the transitional area, transitional uses, as a buffer between
30 existing residential, along Shady Grove Road, these are the Derwood communities up
31 in here, and also down in here. And then this plan, also within the whole planning area
32 is increasing the public facilities to serve this housing and making recommendations for
33 transportation improvements and more transit access to the Metro station area. And
34 also it has -- the plan has a series of recommendations to improve the environment, the
35 stream valley buffers, the noise, and forest conversation areas. So in terms of vision for
36 this plan, what you're seeing here came out of the charrette process with a great deal of
37 community input. And there is buy-in on the vision. Where the debate has been with the
38 community has been on how much development should be involved in this vision. But
39 the basic elements of a transitional area, a mixed use center at the Metro, technology
40 corridor, these are elements that the community had a very supportive role in creating.
41 Next slide. The challenges to creating this vision, of course, are -- the biggest one is the
42 relocation of the County Service Park, which is up in here. And you have pointed out
43 that the relocation might need -- the steps to go about implementing this relocation
44 might need more clarity, might need a separate process to determine what those steps



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1 need to be. This plan does not say how many County facilities need to be relocated or
2 where they should be relocated, they are simply recommending that they should be,
3 and it is relying -- the plan relies on a separate process to follow through with that
4 recommendation. The Executive supports that recommendation and again, maybe the
5 Council will want to spend a lot of time clarifying what should be these processes of
6 implementation. A separate process outside this master plan to give more direction and
7 guidance to that. The traffic congestion is another challenge of this plan. The proposals
8 in the plan must address mitigation measures, which they do. It is a significant amount
9 of traffic that's coming about as a result of this plan, so we do need to have significant
10 measures to deal with it. The plan also creates a need for schools. The plan does
11 provide for its fair share of schools. The plan also creates a need for new parks and
12 recreation, which there are many recommendations in the plan to address. And then
13 finally, and very importantly, we need to, of course, mitigate the impacts upon the
14 adjacent community from the plan that is this transforming. So here we are. The
15 proposed plan, and this is the land use plan that's recommended by the PHED
16 Committee. As you can see, the black outline here is the area of change. The plan does
17 not recommend changes to the existing communities outside -- really outside the Metro
18 station area. Just to orient everybody, this is 355 coming through here. This is the King
19 Farm, across the street from the Metro. Here's Shady Grove Road, past the interchange
20 of I-370 headed on out. And this is ICC right-of-way alignment coming on through and
21 joining up with 370 as it goes on out. So what this plan is really doing is it's trying to find
22 the balance between the need of providing housing at the Shady Grove Metro station
23 and the need to sustain that growth with the adequate level of public facilities. This plan
24 significantly increases housing, goes up to 5,400 -- 63.050 (sic) units and this is a, this
25 represents an increase and Councilmember Andrew's pointed out that the staff draft had
26 recommended only 4,000. And I just want to clarify that the staff draft recommended
27 4,000 without the MPDU bonus. And if you add -- you'll need to compare apples to
28 apples here. The Planning Board went up to -- with the MPD (sic) bonus -- went up to
29 4,800 housing units in the Planning Board -- excuse me, the staff draft was 4,800
30 housing units. And if you compare that with the Planning Board's bonus density with
31 6,350 units, it comes out to about a 1,200 unit increase that the Planning Board did over
32 the staff draft. So it wasn't quite the significant jump that was described earlier, and it
33 just needs to be clarified that the Planning Board took the staff draft up not as big of a
34 jump. And also did this, as Mr. Berlage pointed out to you, because this is an incredibly
35 -- this is the opportunity in the County to provide for housing near a Metro station at this
36 level, and we needed to do so to also address affordable housing opportunities, to put
37 the appropriate level of density at a Metro station. The Planning Board asked us to go
38 back and look at all of the Metro station areas and determine what was happening with
39 density levels at Metro station areas and that's how they came to the conclusion that
40 they needed to add more housing. And then also as he said, the added housing up to a
41 point that the capacity of the schools and the transportation system could sustain and
42 did not go beyond that. So we really are taking this opportunity to achieve the housing
43 that's needed, that's coming into the County and this is the opportunity you have to do it.
44 We also in doing this level here said that we needed to do this right at the Metro station.

54

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1 This is the half a mile walking distance around the Metro station, and this is where the
2 density needs to be so they can take advantage of being in proximity to Metro. It also
3 had housing -- excuse me, jobs in the technology corridor here, as well as plans that
4 step down with the highest amount of density right here at the Metro station, 15-story
5 buildings here stepping down to 4-stories along 355 and 4-stories along Redland over to
6 this side of the Metro station that again steps down to 6, steps down to 5, steps down to
7 4, so that again, we have a pyramid of development around the Metro stepping down
8 towards the community. And then finally, the plan pretty much left alone the
9 employment area and the car dealerships along 355 and also the employment areas up
10 in here, as well as leaving undisturbed the existing communities to the east.

11
12 Council President Perez,

13 While you're catching your breath, I know Mr. Andrews wanted to...

14
15 Councilmember Andrews,

16 Karen, even calculating the MPDUs in on the 4,000, it's still a difference of over 1,500
17 units if you go from 4,800 to 6,350, so it's still a...

18
19 Marlene Michaelson,

20 If I could just jump in just on the numbers. If you look at Page 4 of the staff memo,
21 there's a chart here that may help. And the problem, as Karen noted, has been that in
22 the public hearing draft, the 4,000 number that you heard was only the 12.5 percent
23 MPDUs. So if you want to compare it to what the Planning Board draft ended up with,
24 you need to look at the column that says 12.5 MPDUs. So if you're just looking at the
25 Shady Grove policy area, which has been sort of a focal point, those are the most
26 dense areas, you're comparing on housing 4,000 units to 5,140 units, or if you want to
27 look at the entire planning area, you're comparing the housing under the public hearing
28 draft of 6,667 units to the Planning Board draft of the close to 8,000 units. So it's
29 somewhere depending on whether you're doing policy area or planning area, it's
30 between 1,100 and 1,300 difference in the number of units. And I think some confusion
31 arose comparing the, with the bonus or without the bonus so this kind of highlights that.

32
33 Councilmember Andrews,

34 Still a significant number. There's a 60 -- Karen, if you go back one slide, the number
35 6,350 keeps appearing but I don't see it on this chart.

36
37 Marlene Michaelson,

38 If you look at the second chart, the Shady Grove Sector Plan area, the bottom of that
39 chart, and you look at the number in the existing plan, which is the 3,960, and you
40 compare that to what's in the Planning Board draft, that is where you get the difference
41 of the 6,300. So that's the entire planning area comparing what is in the existing plan to
42 what would be allowed under the Planning Board draft. Or, I'm sorry, what is, did I get
43 that comparison right, Karen? Jump in if I'm citing the wrong comparison here, but those
44 are where the 6,300 number come from.



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Karen Kumm Morris,

No, that's correct. If you look under the Planning Board draft at the very top, we're characterizing these numbers as the 5,400 with the 12 and a half percent -- not bonus, but required MPDUs and the other column is the 6,350 units with the MPDU bonus. So you can look underneath the Planning Board draft and see how those two columns factor out.

Marlene Michaelson,

Right, and so the 6,350 is the maximum number of new housing units in the entire planning area if you assume all of the bonus density. And you can see we have several different numbers we've been tossing around which is why there's been a little bit of -- Councilmember Praisner, You're talking about different areas, too.

Marlene Michaelson,

Exactly. The 6,350 is if you look at the entire planning area and you assume every MPDU bonus possible. In other words, 15 percent MPDUs at 22 percent bonus, that is the maximum number of new housing units you can get, but that's not comparable to the 4,000 number that was in the Planning Board draft because that was just looking at the policy area and not assuming an MPD bonus. So we just have a little bit of a problem with an apples and oranges comparison and I wanted to make sure that was clear.

Council President Perez,

So again, if we are, let's go back to the Planning Board draft. Let's assume that that's what were adopted by the Council just for the sake of this discussion. That, adding in the bonus densities, you would be talking about 4,800.

Marlene Michaelson,

Well no, if you assume all of the bonus densities, that's a total of 6,350 new houses.

Council President Perez,

No, I'm sorry, no the staff --

Marlene Michaelson,

Oh, I'm sorry the staff draft, okay.

Council President Perez,

If that were what we adopted --

Marlene Michaelson,

Right. The staff draft would be, I believe Karen said about 4,800 with the bonus.

Karen Kumm Morris,

With the bonus, yes.



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1
2 Council President Perez,
3 Could you outline in the course of your presentation where generally the other 1,500
4 you're proposing to put? Where in the policy area? I mean I know --
5 Derick Berlage,
6 Specific locations? Sure.

7
8 Council President Perez,
9 Yeah. I mean is the bulk of it right at the Metro, you know in the 15-story high-rises or,
10 you know, where is it?

11
12 Karen Kumm Morris,
13 Okay, as we go through the presentation I'll point that out, because that's subsequent
14 slides. Okay, oh great. So if we go back to the next slide, I just want to point out what is
15 -- how does this plan compare with the existing master plan? The very early master plan
16 for this area was a 1977 master plan which said east of 370 and Crabb's Branch Way,
17 would be all residential and west of it would be all industrial, including the King Farm
18 that is there today. And here's the Metro. All of this would be an industrial area and this
19 is the existing master plans of the 1985 plan and the 1990 plan which shows you how
20 much of this area has developed under industrial-type uses. Here's the King Farm that
21 was changed with the 1990 plan as a residential mixed use area. And also the 1990
22 plan had recommended an overlay for this area as a TSM/TSR zoning, which would
23 allow about 1,200 housing units in here, mixed use units. So the existing master plans
24 helped to create these communities of Derwood and the County Service Park and the
25 all -- the industrial-types uses that you see out there today. The plan that's before you
26 today with the PHED Committee changes that to the mixed use community at the Metro
27 station and changes the character of the Country Service Park area, and adds housing
28 up at the Grove and reaffirms that this should be primarily technology jobs, so overall,
29 this plan is increasing on the west side here the amount of development from the
30 existing plan. This is increasing overall FARs on the west side, it changes the character
31 to technology jobs here, and overall it provides -- this plan provides a great deal more
32 public facilities than would certainly be accomplished at the existing master plan. And
33 then in terms of traffic, the traffic of this plan is comparable to a Metro station area. It is
34 a significant amount of traffic almost to the level of the existing master plan, but it's
35 changing the character of that traffic from what is industrial-type traffic, trucks and
36 industrial-type traffic to more of residential traffic. And -- but it's certainly, unfortunately
37 it's not less traffic than what would happen under the existing master plan. Next slide.
38 Now, it's important to maybe look at again, what is levels of development of other Metro
39 planning areas, such along the Red Line here. And in doing that you realize that Shady
40 Grove is the end of the line. It is the transportation hub up at this end of the Red Line.
41 As Councilmember Praisner has pointed out, all the traffic is coming in here to get on to
42 the transit and so the growth recommendations of this plan need to factor that in which it
43 has done. We shouldn't be unmindful of the fact that this is where a lot of traffic is
44 converging. This plan achieves a moderate level of development as compared to the



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1 CBDs in some of the other Metro station areas. The overall major centers along the Red
2 Line are Bethesda, which is a major employment area, White Flint, which is a
3 combination housing and employment, and then certainly the city of Rockville is the
4 third major center that you find along the Red Line. We've expressed this in terms of
5 heights but this is also the case when you just look at development areas and amount of
6 development and FARs at these areas. These are the three major centers. What we've
7 achieved at Shady Grove is a level of development that's comparable to Twinbrook.
8 Twinbrook again is sort of a sub area along the Red Line and that's the level at which
9 we've taken the Shady Grove plan to.

10
11 Council President Perez,
12 There are a couple of furrowed brows.

13
14 Councilmember Praisner,
15 Karen, I think it's important, though, to make sure we're comparing apples and apples.
16 The geography of the areas, or the size of those areas and the amount of development
17 or how high, and how far away from the Metro area it goes. So to the extent those, say,
18 17 floors, how does that relate from a geography perspective to the 14 floors at
19 Twinbrook, et cetera? 'Cause it's not just how high something --- how much might be
20 there but where it is and how concentrated it may be for the neighborhood that it's
21 absorbing, or that is absorbing the development.

22
23 Karen Kumm Morris,
24 Okay. When we get to that slide I'll be sure to point that out. If I could have the next
25 slide.

26
27 Council President Perez,
28 Mr. Knapp had a question as well.

29
30 Councilmember Knapp,
31 Karen, I was just curious as to, you do Metro areas along the Red Line. Did we look at,
32 or did the PHED Committee or did the Planning Board look at what's going on within
33 Vienna as well, since the similarities of being at the end of the line? Did that come into
34 play here as -- during the discussion?

35
36 Karen Kumm Morris,
37 You mean like--
38 Councilmember Silverman,
39 We looked at it from a transportation standpoint. We got some information about what
40 they're trying to do over there, but we didn't compare densities, for example. We were --
41 we had a discussion and we'll get, have it when we get into the discussions about TMV
42 programs which has been some of the focus over there. But we didn't get into density
43 issues comparing it...
44



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1 Marlene Michaelson,
2 I'd just briefly mention that Northern Virginia has had a complete -- Fairfax County, in
3 particular, has had a completely different approach to how they do development around
4 Metros. They never felt that that necessarily meant that they needed to intensify
5 development. They're beginning to reconsider all of that, so I think we're ahead of them
6 in terms of that line of thinking.

7
8 Councilmember Praisner,
9 But we have -- just like there's Connecticut Avenue in the Beltway, or Forest Glen, we
10 haven't said that every single intersection of the highway or every single Metro station
11 should have "X" amount of density. No question. I guess....

12
13 Councilmember Silverman,
14 If I may, I had to ask for this and I'll ask for it again before next week. I'd like, in
15 comparing apples to apples, I'd like to get -- and I know you're getting into this with your
16 slides later, but they don't -- it doesn't -- it isn't what I actually want to see, which is
17 dwelling units per acre.

18
19 Karen Kumm Morris,
20 You're about to see it.

21
22 Councilmember Silverman,
23 Well, I know, but we're not seeing it across all of our Metro areas, which is what I'd like
24 to see. And that will, I think, give us some sense about intensity of development from
25 Metro station to Metro station.

26
27 Karen Kumm Morris,
28 Okay. Before I move on to the next slide, again, it's important to realize that we're at
29 densities that are less than our CBDs, less than Bethesda, less than Silver Spring.
30 We're less than the Rockville Town Center at the Rockville Town Center where the new
31 development is occurring. I don't have a slide for this but they're at 2.4 FAR and Shady
32 Grove right at its very center is at 2 FAR. And actually if you average it out in Shady
33 Grove we're at 1.7 FAR. So we are less than the Rockville Town Center. And again, I
34 keep pointing out that we're comparable really to the Twinbrook level of development
35 which is 1.9 FAR. We're right around that same amount. And then of course King Farm,
36 which is right across the street from the Shady Grove Metro station area is considerably
37 less than what we're proposing, and I have a slide that shows that. If I could have the
38 next slides. This is the slide series where we're trying to show the comparables to other
39 Metro served areas. This is the downtown of Bethesda, the Metro, the Hyatt, Clark
40 Building, the -- I keep calling this the Hot Shop site, but it's now called... It will always be
41 the... It will always be the Hot Shop site. Chevy Chase Center. Chevy Chase Center,
42 right. And this is the heart of Bethesda, the nine acre around the Metro station, the nine
43 acre. So just looking at the densities in there, we have 1.3 million square feet and it
44 averages out to a 4 FAR. This is what it looks like, you know, high-rises. This is an 18-



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1 story building and some of the other ones are 13 but this is -- excuse me, 15-stories for
2 the Newlands Buildings, 14-stories for the Hyatt. And when you look at the residential
3 component of this, this is the Metropolitan up here. It has 300 units in it and on it's
4 acreage it comes out to 136 units to the acre on this project. And again, if you just look
5 at overall FARs, it's 4 FAR because most of it is employment-type uses factored in here.
6 But if you're looking only at a residential project here it's up to 136 units to the acre. The
7 highest amount of units that we're recommending in Shady Grove is 60 units to the
8 acre. So you can see that we're considerably less stepping down. Next slide. In Silver
9 Spring, we looked at the downtown core of Silver Spring which is this area here. This is
10 where the transit station will be and Discovery is just right over in here. So this is the
11 core around the Metro station of Silver Springs. It's 14 acres, it has 1.9 million square
12 feet, and it achieves a 3 FAR. The units that we're showing here are not there yet. This
13 is part of the residential component of the transit station area. And it only comes to 42
14 units per acre that they're putting on this site. But just off to the slide here, I kept trying
15 to find out where would be some of the more representative high-rise residential
16 projects of Silver Spring, and just to the right of this slide -- of this photograph, is the
17 Lennox Park, which is at the corner of Colesville and East-West Highway. And Lennox
18 Park is a -- has about 380 units in it on two acres, which comes out to 195 units to the
19 acre. Again, Shady Grove has got, its maximum is 60 units to the acre. So again, we're
20 considerably less than the kinds of residential densities you'd find in Silver Spring. Next
21 slide. This is Twinbrook and used the Metro station area, here's the new proposed plan
22 and again, as you can see, it's up here. The 16 acres that comprise the Twinbrook
23 complex that's right in here has about 1,114 units and it's 60 units to the acre. And it
24 looked something like this with 14-story buildings and a lot of 4-stories and 5-story
25 buildings along this main street, and here with some of the taller towers next to the
26 Metro. This is the pattern that we are following in Shady Grove with 60 units to the acre
27 and the tallest building is closest to the Metro station. Next slide. And then right across
28 the street from the Shady Grove Metro station is the King Farm and its buildings are
29 generally 4 to 5-stories in height. It's over a large area. Here's the Shady Grove Metro
30 station, here's King Farm up in here, it's 430 acres and averaging out through all that it
31 only comes to 7.3 dwelling units to the acre. But if you are looking at just the multi-family
32 areas, that look like this at the street level, this from the aerial, those were about 35
33 units to the acre. So we are stepping up from this level of development. Next slide. So
34 what is the Shady Grove plan going to look like in terms of dwelling units to the acre?
35 On the west side of Metro, we're getting up to 60 dwelling units to the acre with our 2
36 FARs that we're recommending, and this is the west side of the Metro, Chairman Perez.
37 This is where the highest density's going to be. This is where we have the 15-story
38 buildings. It will have character like this, you know, a high-rise development with all of
39 our streetscape recommendations that we're providing. And then as we move to the
40 west side, which we're getting closer to the community of Derwood, we're stepping
41 down 35 units to the acre, which will look more like, you know, 4-stories. And then we're
42 stepping down again to Jeremiah Park, which is 15 units to the acre, we're stepping
43 down again to townhouse-scale development with the -- excuse me, this would be 4-
44 stories to 8-stories right at the Metro station down in this side. But the point is, we're

60

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1 going from 15 to 8, to 4, to 4, and then over to the Grove at 14 dwelling units to the acre
2 here. So it's a pyramid of height and a pyramid of density as we step down towards the
3 community. And these areas in red are representing the three communities. The Metro
4 served communities right around Metro, Jeremiah Park, which we've called out as a
5 distinctive place, and the Grove, which is across the street from Shady Grove Road as a
6 mixed use residential area. Did someone have a question?

7
8 Councilmember Floreen,

9 Karen, I have another question I'll ask you later but just for the purposes for the Council,
10 do you have a sheet like the other ones that shows the acreage, the units, the square
11 feet and the FAR for Shady Grove? Because it's a little...

12
13 Karen Kumm Morris,

14 I could. I don't have it in my slide show.

15
16 Councilmember Floreen,

17 I think it would help everybody to understand your comparisons.

18
19 Karen Kumm Morris,

20 Okay, in the next work session?

21
22 Councilmember Floreen,

23 Sometime.

24
25 Karen Kumm Morris,

26 All right. Next slide. A major concern has been -- as we've been trying to provide for the
27 housing needs of the County, a major concern has been schools and make sure that we
28 have adequate schools. And as Derick had said, this became sort of a capacity limit for
29 the master plan. This plan generates the need for one elementary school and
30 contributes to the need for a new high school. So in analyzing the capacity questions,
31 we discovered that the middle school capacity does exist to accommodate this -- the
32 growth of the -- the student growths from this plan, but that we will need to have a new
33 elementary school and as well as it contributing to a new high school. So in the plan we
34 have provided a site for one elementary school and then we are relying upon the
35 Gaithersburg vicinity plan to provide us the high school site that will be needed.

36
37 Council President Perez,

38 What middle schools? In what middle schools does the capacity currently exist?

39
40 Karen Kumm Morris,

41 Is Bruce Crispell here? Yes. Yes, maybe the staff from MCPS should best answer that.

42
43 Bruce Crispell,

44 The -- most of the planners know...



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1
2 Council President Perez,
3 We have this closed captioning, Bruce, if you could identify yourself for the record.

4
5 Bruce Crispell,
6 Sure, I'm Bruce Crispell, Director of Division of Long Range Planning, Montgomery
7 County Schools. The Sector Plan is within the Washington Grove Elementary School
8 service area primarily and that school is served by Forest Oak and then Gaithersburg
9 High School. There is some capacity at Forest Oak, about 75 seats, but also within the
10 Gaithersburg cluster there's about 250 seats available at Gaithersburg Middle School.
11 So when we say there's capacity at the middle school, we're looking at the overall total
12 in the cluster that's available. And that's how we feel like we've got enough capacity at
13 the middle school level. We also have a middle school site on the King Farm as a
14 backup for future development.

15
16 Karen Kumm Morris,
17 I should point out as we went through looking at the growth of Shady Grove, we -- with
18 Bruce and others in MCPS, we analyzed what would be the growth of the whole mid-
19 county area, Gaithersburg, Rockville, parts of Upper Rock Creek, and determined what
20 would be the total school needs if everybody grew to the maximum of their plans, and
21 we determined that we'd need four new middle schools and a new high school. So this
22 plan is providing one of those, excuse me, four elementary schools and one new high
23 school. So this plan is providing one of those elementary schools and the other three
24 elementary schools are available with the King Farm elementary school that there's a
25 site provided for, there's a Falls Grove elementary school where there's a site provided
26 for, and we'll need to get another site, elementary school site, in the Gaithersburg plan
27 and a high school site on the Gaithersburg plan, and that should accommodate
28 everyone's growth plans.

29
30 Derick Berlage,
31 The high school site could be either the Crown Farm or the Bagg Farm or another site
32 to be identified.

33
34 Council President Perez,
35 Say that again, please? The high school site could be what?

36
37 Derick Berlage,
38 The high school sites that had been discussed are the Crown Farm. The Crown Farm is
39 getting ready to develop, also getting ready to be annexed into the city of Gaithersburg
40 and the city has made it very clear that it would expect dedication of a high school site
41 as part of that development. A backup is the Bagg Farm and I believe there's some
42 other sites that the Superintendent has identified as possibilities but Crown and Bagg
43 are the most likely and it seems fairly certain that at least one of them will develop in the



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1 relatively near future and thereby provide the means to get dedication of a high school
2 site. It will still have to be built, of course, but the land should be dedicated.

3
4 Karen Kumm Morris,
5 Okay. The PHED Committee also...

6
7 Council President Perez,
8 One second, Karen.

9
10 Councilmember Knapp,
11 I guess this is probably more for Bruce, but as I looked at the analysis last night, it
12 appears though all of the school analysis was based upon growth in the master plan
13 and I didn't see anything that looked at demographics of the existing community, and
14 this is somewhat anecdotal but it would seem to me, from what I've seen in just
15 community interactions, that much of the Derwood community is a more mature
16 community. Probably a lot of folks who don't have a lot of kids at home right now, but if
17 probably, during the span of this master plan this type of community is going to turn
18 over, you're going to see a lot of folks with kids moving back in to that community. Does
19 this school projection look at the demographics of the existing Derwood community at
20 all to see what kind of transformation we would likely undergo especially with the type of
21 density we're looking at here?

22
23 Bruce Crispell,
24 Yes, I think every school forecast does it. The transition neighborhoods is somewhat
25 continuous, it's not something that happens all at once in most cases in terms of
26 existing communities, selling and being reoccupied. There is a trend when a community
27 begins to turn over that it is younger families that move in, but I think we've been seeing
28 that continuously throughout the County and the forecast for the schools in this area
29 reflect that trend, so I think we're projecting turnover of existing communities and that
30 kind of infusion of younger families. Okay.

31
32 Derick Berlage,
33 And we have to remember, of course, the master plan has a long time horizon as much
34 as 20 years, so what neighborhoods that don't have children today may well have them
35 in a few years.

36
37 Council President Perez,
38 Don't sell that King Farm site for the middle school. I'm not going to take that bet that
39 you're not going to need -- that you have existing capacity.

40
41 Bruce Crispell,
42 We need to keep that site.

43
44 Council President Perez,



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1 Anyway, keep going, Karen.

2
3 Karen Kumm Morris,

4 Okay, just back to the school site for just a second. The PHED Committee placed the
5 school site at Jeremiah Park and had as an alternative the Casey Mill Creek site if it's
6 privately provided. And this is a change from what the Planning Board had set up. In
7 doing it this way, they are improving the opportunity to acquire a school site through
8 private means as opposed to publicly acquiring it. Just wanted to make that point. And
9 also the preservation of Blueberry Hill Park, which is right here, the PHED Committee
10 deleted this as a possible backup school site as that was also something that the
11 Planning Board had done, thinking we needed to possibly have a backup site. Okay, so
12 next slide. Transportation: Obviously this is one of the biggest challenges in the plan is
13 to ensure that we have adequate transportation as we have this amount of growth that
14 we're proposing. This plan -- the growth of this plan and the through movement traffic
15 that is projected in the future through all of the ICC implementation and growth in other
16 areas outside this planning area are -- those two things combined create this, and the
17 fact -- this is the end of the line with its transportation hub, this is what creates the traffic
18 congestion in this area. But the amount of traffic congestion is really-- is consistent with
19 other Metro served areas. I think -- is Dan Hardy here, yeah. If you want to come up and
20 speak to this -- the level of average level of congestion is comparable to some of our
21 other Metro areas.

22
23 Council President Perez,

24 Is that supposed to give us solace by the way?

25
26 Karen Kumm Morris,

27 Yes, maybe Dan will speak specifically as to what the levels are. Yeah, I'm hoping...

28
29 Dan Hardy,

30 For the record, Dan Hardy with Transportation Planning. I think what Karen is pointing
31 out is that we have a policy countywide of saying we want to support smart growth. Part
32 of that is saying that where folks have an option to take alternate means in a single
33 occupant vehicle to work, shop, whenever, that we do allow more congestion in those
34 areas. All of our Metro station policy areas, we let intersections have an amount of
35 congestion that in the old days we would have said "Well, that fails." Now, we say "No,
36 our policy is to say we'll allow more congestion 'cause folks have an option to take other
37 means of transportation." So the technical term is the critical lane volume standard in
38 the Shady Grove policy area. Like all other Metro station policy areas it's 1,800 CLV,
39 Critical Lane Volume being the CLV. And I think that's just part of the backdrop here that
40 as the County becomes more urban and we build on the resource that is Metrorail, that
41 that's something that we do have an education process to conduct.

42
43 Karen Kumm Morris,



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1 And the plan addresses this level of traffic congestion through its staging
2 recommendations, by requiring before we open up each new stage of development to
3 meet those acceptable levels of service at intersections. It also has a significant amount
4 of Transportation Management District requirements placed on each one of the projects
5 coming in and trip mitigation -- trip reduction measures that are part of those. And then,
6 of course, it has a whole range of what we might find in each master plan which are the
7 roadway improvements. And it makes recommendations to improve the character of
8 Redland Road through here area, and through Crabbs Branch Way turning these into
9 more pedestrian friendly streets than they are today. It has recommendations to have a
10 partial interchange here at the Metro access road with Crabbs Branch so that we can be
11 assured that we're going to get good access to Metro through the transformation of this
12 into a community. It also recommends an interchange -- a future interchange at Gude
13 and 355. And a variety of other streetscape improvements, bikeways, sidewalk, all
14 geared at trying to improve access to the Metro station as a form of transportation. I
15 guess the most important thing to recognize in the transportation analysis of this plan is
16 that the land use recommendations of this plan are contributing only 10 percent of the
17 traffic in this area. The bulk of traffic is coming from outside this planning area, up to 70
18 percent and the other 20 percent is coming from existing land uses today that naturally
19 will be growing. So we have within the planning area, 10 percent from new uses
20 recommended in the plan, 20 percent from existing land uses, and then 70 percent is
21 coming from outside the planning area. So if you're trying to address traffic as the issue,
22 reducing the recommendations of this plan are not going to help the situation. It's really
23 caused from outside the planning area and that's why the plan's staging elements and --
24 with trip mitigation measures and the Transportation Management District requirements
25 are so important to try to help manage the traffic here. Next slide. Recreation. This
26 plan...

27
28 Council President Perez,

29 We're going to -- there were a host of transportation related questions. Let me start to
30 by, well, do you just want to go through the plan?

31
32 Councilmember Silverman,

33 Well, needless to say, all of this is, I was going to say, all of this is going to get
34 discussed extensively. And I'm not suggesting that people shouldn't ask questions, I'm
35 just saying that we're going to go through each and every one of these issues in as
36 much detail as people want. Hopefully not 17 meetings, but I just mention that 'cause
37 obviously transportation is a huge issue. That's why this is sort of the overview.

38
39 Council President Perez,

40 And I had just a couple of overview questions. What assumptions are made about the
41 Corridor Cities Transitway?

42
43 Councilmember Knapp,

44 Nice framing there, I like that.



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1
2 Council President Perez,
3 Thank you. I'm just curious and M83.

4
5 Dan Hardy,
6 Right where we -- the plan includes Corridor Cities Transitway Inter-County Connector,
7 M83. Those were things -- elements of the prior plan that we're retaining. As Karen
8 mentioned, there are a couple of new elements, the interchanges that are shown there
9 at 355 and Gude, and the partial interchange at Crabb's Branch Way and the Metro
10 access road.

11
12 Council President Perez,
13 Okay, that was 30 seconds.

14
15 Unidentified Speakers,
16 [INAUDIBLE]

17
18 Karen Kumm Morris,
19 Okay, the recreation...

20
21 Council President Perez,
22 No, but do... Wait, time out, guys. Go ahead, miss, yes.

23
24 Councilmember Praisner,
25 I'm sorry. When we go through the packet, we've got some conversation about
26 transportation, but it does short circuit a lot of the conversation that we had about
27 assumptions about Metro, assumptions that were raised by the Mayor about Metro, cars
28 and frequency. We still have the issues of whether this master plan -- there's a
29 difference between critical lane volume assumptions of what you will tolerate and
30 whether the plan is in balance or not from a standpoint of transportation improvements,
31 et cetera. So when we get to the transportation discussion, I think we have to have a
32 more in-depth discussion about those issues plus the fact that we still don't have a TMD
33 operating in the County at this point in time with all the belts and suspenders and bells
34 and whistles and revenue that was supposed to be associated with it. And that's a piece
35 of the staging issues and a whole host of other questions related to transportation.

36
37 Council President Perez,
38 Did you have a question relating to this, or can we...

39
40 Councilmember Leventhal,
41 No, I have a threshold comment but I can wait until the end of the PowerPoint...

42
43 Council President Perez,



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1 And I think that was -- you had a question from before, okay. So let's keep going then.
2 Okay, recreation...

3
4 Councilmember Silverman,
5 It's not an on overview question you can't ask it. An overview statement which I'll make
6 at the appropriate time.

7
8 Karen Kumm Morris,

9 On recreation, obviously this amount of increase in housing does need a considerable
10 amount of new recreation facilities to serve it. This area of Shady Grove policy area is
11 part of a larger planning area that the proposed plan has relieved the Gaithersburg
12 vicinity planning area. And there's a deficit of recreation in that -- Gaithersburg vicinity
13 with increase of housing here, we're just contributing to the need for more facilities. And
14 even though it's a bit of a challenge to provide recreation facilities where you want to
15 have housing, this plan does make room for the -- its fair share or its component of
16 recreation. What's shown here in the drawing is it shows where these recreation
17 facilities are occurring and it provides a variety of them really, starting off with, let's say,
18 the urban parks right at the Metro station, there's two, one on each side of the Metro
19 station, a stormwater management facility, which is a passive recreation area. This is a
20 picture of what it is today. It's a very beautiful stormwater management pond that could
21 be turned into a real recreational asset. Today you can't even access this area. And the
22 plan calls for putting pathways and picnic facilities and really -- and this is extraordinary
23 though to have this kind of natural area next to very intensely developed urban space.
24 It's actually a wonderful opportunity. It also has a four-acre park up in Jeremiah Park in
25 the Metro neighborhoods of the County Service Park, it has a local park up here on
26 Casey 6, Legacy Open Space, north of what will be the -- possibly the school site, and
27 then a neighborhood park up in here, which was a park that was always meant to serve
28 the Mill Creek community. So with all of this -- these facilities, which again will be
29 allowing us to get at least three ball fields, three multi-age playgrounds, and at least
30 three or four basketball courts to beat the demand for recreation in this urban
31 community. And any additional ball field needs that we have, which I think there's
32 another three ball fields to help meet the total need, those will have to be met outside
33 this planning area and can be met in the Upper Rock Creek area which has a surplus of
34 ball fields. So, overall, If you add up all of that recreation, it comes out to about 54 acres
35 of recreation and that's not including what we get through the optional method form of
36 development, which provides 20 percent public use space. So the level of recreation
37 and the variety of recreation here is extraordinary. And that's what's going to contribute
38 to really the livability and the enjoyment of this new community. Next slide. Obviously
39 there's a need for public facilities. This amount of housing generates a need and we
40 have today a population of about 7,350 residents. With this plan, we're going to be
41 taking that population up to 19,000. So it's a considerable increase. So the public
42 facilities that are needed, of course, we've gone over the school site, we're also
43 providing a library site up here on the County Service Park, here's the alternative school
44 site up at Casey Mill Creek. And the plan also supports the provision of a Fire and



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1 Rescue station at the corner of Shady Grove Road and 355. The Fire and Rescue
2 people haven't actually designated this site yet in their planning processes, but we
3 understand they want to us to reserve this as a -- and designate it on the master plan so
4 as they go through their planning process, they'll be able to confirm that this is in indeed
5 the site for them. Next slide. In the environment, as I said, this plan has -- even though
6 this is a plan that really does provide a -- more of an urban environment, we haven't
7 forgotten more natural environment and its environmental systems. It does provide --
8 identify forest conservation reservation areas that would allow development of
9 properties that have to have a forest conservation element. Guides the appropriate
10 places where we can achieve that forest conservation requirement and actually
11 enhance things like the interchange of 370 and -- 370 along Shady Grove Road,
12 meeting our forest conservation requirements but doing so in locations that really are
13 beneficial from the experience of driving through this community. We also deal with
14 stream valley buffers and noise mitigation that's going to be needed for these
15 communities along the CSX and Metro line, improves the air quality by having housing
16 clustered at a Metro station and the less people having to travel by car. And the other
17 exciting part about the environmental conditions are we're going to be asking Optional
18 Methods Development to provide green technologies. You might have seen rooftop
19 development on housing with rooftops being green rooftops, rather than just hard
20 reflective surface rooftops. These are the kinds of things we can get through the
21 optional method and they will again help improve the environment. Next slide. Staging:
22 you've heard me mention that this plan has got the most stringent staging plan that I've
23 seen in the master plan. And I'm not going to go through all of this because I think the
24 Council is going to really to focus -- Council staff is really going to focus on this and...
25 Jeez, I don't understand what's going on here, but anyway...

26
27 Councilmember Silverman,

28 And just for people who are listening in the audience and elsewhere, staging refers to
29 making sure that the development does not occur before there is public infrastructure
30 roads and so forth in place. I wanted to explain what staging was. It's not related to
31 Broadway. Somebody might think it was.

32
33 Karen Kumm Morris,

34 The reason -- the reason this plan is more stringent than any other staging plan that I've
35 seen, it's because it has really, has attempted to establish TMD measures up front
36 before development occurs. And then it brings, as we start to stage in development at
37 different levels, the PHED Committee, in going through and improving and
38 strengthening the Planning Board's staging plan, brought forward the requirement for
39 parks, brought forward the requirement for libraries, and also included for the first time
40 in a staging element, the requirement for schools. So before we open up 50 -- beyond
41 50 percent of the build-out of this area, we will have a library, a school constructed, and
42 several parks. And that's an extraordinary commitment to staging the development with
43 the appropriate public facilities in place to support it. I should also point out that the
44 staging has -- not only with the County Service Park relocated but also staging



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1 recommendations without the County Service Park. So if the plan doesn't end up
2 relocating the County Service Park we have a staging plan for that as well as an
3 alternative. Last slide: this is a slide that shows the vision of the plan illustrated in a
4 concept. And it's also in hard copy standing up here on that board right over there. What
5 we're trying again to do with this plan is to achieved a balance between providing
6 housing close to a Metro station in a level of development that supports being within
7 walking distance of Metro, and providing for the public facilities that are needed to
8 sustain that, finding the balance here. It also creates a viable, livable, transit-oriented
9 community and again, creating communities like this, this is really what this plan is all
10 about. It's not so much we talk about the numbers and about staying within the capacity
11 of transportation and schools, but really with this plan I hope we can all retain as we
12 look at the numbers is that we're trying to create a new place, a livable, walkable,
13 attractive community in Montgomery County. That's what this plan is really all about.
14 Thank you.

15
16 Derick Berlage,
17 Thank you, Karen, that was a great way to finish.

18
19 Council President Perez,
20 ...had her light on first and then Mr. Leventhal.

21
22 Councilmember Floreen,
23 Thanks, I just had a -- had a -- a couple of points or questions I thought it would be -- it's
24 important to clarify. First of all this is a 20-year plan, right?

25
26 Karen Kumm Morris,
27 Yes, oh, yes.

28
29 Councilmember Floreen,
30 The idea is that this is it, unless something happens, basically. The second thing and,
31 Dan, you mentioned this and I think it's important for you to say it again or to be clear
32 about it. And someone else up here asked this question, I guess it was Tom. What have
33 you assumed in terms of regional transportation capacity to support the plan?

34
35 Dan Hardy,
36 Right, when we do master planning we look out about 25 years. We basically start with
37 what's in the region's constrained long-range plan. We run a regional model so we're
38 looking at not only the growth that we forecast in Montgomery County and the facilities
39 that we look for, we're also considering the amount of growth in other jurisdictions in
40 what, at a regional level is being proposed to accommodate that growth. Then in
41 Montgomery County what we've been doing since the County Council has been
42 establishing thier10-year plans is to look at what are those master plan facilities in the
43 area and including those into our forecast. So we do have an assumption that in 20
44 years we have ICC, Corridor Cities Transitway M83. Those are not all part of the



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1 region's constrained long-range plan, they're not programmed yet but part of the reason
2 is because we are looking at a horizon that's longer than your typical 6-year plan.

3
4 Councilmember Floreen,
5 So if it's in a master plan, you assume it?

6
7 Dan Hardy,
8 In the immediate area, right here, right. I think the one exception and maybe I should
9 clarify M83, I believe we did not include the northern extension of M83 in the forecasting
10 for this plan at the time we did that work, that northern extension was not part of our
11 basic assumption. It goes back to the timeframe that we did to work for this plan. We did
12 assume the portion of M83 that is in this plan area, the southern extension of M83.

13
14 Councilmember Floreen,
15 Okay, and then the other one -- other point, Karen, when you talked about jobs, are you
16 talking about existing jobs?

17
18 Karen Kumm Morris,
19 7,000 jobs in this plan are new jobs over existing.

20
21 Councilmember Floreen,
22 Are they -- are they actual bodies? Talk about how you calculate. Oh, what is a job?
23 What you mean when you say "job."

24
25 Karen Kumm Morris,
26 Okay, a job is an employee.

27
28 Councilmember Floreen,
29 But you're assuming X number of employees per square feet, right?

30
31 Karen Kumm Morris,
32 That's right. And it varies as to the type of use, like an industrial job has a different
33 square footage of a building than a office job does. Right, right. So that when we
34 factored jobs, we have to know what kind of uses that building, is it an industrial
35 building, and 100,000 square feet of industrial building produces a different level of jobs
36 than 100,000 square feet of office building.

37
38 Councilmember Floreen,
39 So and when you're talking about existing jobs, you're extrapolating from existing
40 square footage and uses on the ground. It's not like you went around and counted the
41 individuals employed at locations.

42
43 Karen Kumm Morris,



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1 No, it's based on square footage and use and the existing jobs in the entire planning
2 area is 13,650. And we're increasing that by 7,000 jobs.

3
4 Councilmember Floreen,

5 I just asked that you clarify that because I think that's important. You can count housing
6 units. You can say this is how many this land will accommodate. Jobs are based on
7 somewhat different assumptions about employer usage and how someone might
8 determine how they might use that land. So one employer might use the land, as long
9 as it's a permitted use, with a very intense collection of employees. Another one might
10 have an entirely different use that uses a far fewer number of employees. And your
11 assumptions, you've just assumed numbers based on industry standards, right?

12
13 Karen Kumm Morris,

14 Yeah, but it's important to use the same standard as we review all of our master plans.
15 So even -- so even though when development occurs we may end up with slightly less,
16 slightly more jobs, depending on the use of a specific employer, but in terms of
17 calculating jobs per master plan, we're using a standard approach so all of our jobs are
18 comparable to all the other master plans.

19
20 Councilmember Floreen,

21 Right, and I think that's a good thing and the right thing to do, but it's different from the
22 number of employees that might be reported as actually within a particular planning
23 area. It's based on your assumption -- the standard assumptions that we use across the
24 board. Right. That's all, thanks.

25
26 Council President Perez,

27 Mr. Leventhal?

28
29 Councilmember Leventhal,

30 Okay. I have a number of points I want to make but my primary issue with this plan --
31 and I'm sympathetic to a lot of the goals -- Derick, you said that achieving the, you
32 know, using this Metro area for the purposes that we think it ought to be used for is
33 going to require not just good planning but great planning, and I have to say that to call
34 for relocating the County Services Park with a real lack of clarity as to where it would go
35 may be good planning but it isn't great planning. Now I understand that there are
36 institutional reasons why we might first make the decision to relocate the County
37 Services Park and then at some distant point later when we're not dealing with the
38 specific boundaries of this Sector Plan, get to "Okay, where's it going to go?" But that
39 lack of clarity has caused a lot of problems for us already in the T&E Committee. We've
40 had specific issues about compressed natural gas filling stations, you know, bus bays.
41 There have been all kinds of specific issues in the T&E Committee over the three years
42 I've served on that Committee that are completely up in the air pending the relocation of
43 this facility. Several of my colleagues here were present at a -- a incendiary community
44 meeting in the vicinity of the Webb tract where, you know, neighbors are just...



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1
2 Derick Berlage,
3 I was there too.

4
5 Councilmember Leventhal,

6 Yes, you were there. And so I just want to say very, very seriously, I mean this is my
7 first comment -- my first public comment on the Shady Grove sector plan, I'm going to
8 have a great deal of difficulty voting for a plan unless we step outside the plan and
9 provide the community and our own bureaucracy with some -- some more thought than
10 has occurred yet as to where this, where all of these critically important functions for
11 public policy and public safety are going to go. I do understand that the task for the staff
12 and for the Commissioners and for the PHED Committee was to look at defined
13 boundaries on a map, but it doesn't seem to me to be great planning to say, yeah, all
14 this stuff is going to go somewhere. We've only got 500 square miles in this County, and
15 it isn't great planning to say "We'll figure out where somewhere is later, we'll get back to
16 you." That's not satisfactory to me and it is so unsatisfactory that I'm reluctant to support
17 this plan. So that's my first comment and I have a couple more.

18
19 Derick Berlage,

20 And I can't give you -- I won't give you a complete answer now because it's going to be
21 a lengthy discussion. But I'll give you a partial answer which is that, first of all, this
22 Sector Plan has been designed in such a way that some or all of the Service Park can
23 move. But if only a portion of it moves, you know, you can kind of go facility by facility,
24 and we recommend that as much of the Service Park as possible move out of Shady
25 Grove because that gives us more smart growth opportunity. But if for whatever reasons
26 you can only move some of the facilities, the plan is designed in a way that moving
27 those facilities will give you the opportunity to do a certain amount of smart growth. And
28 if you can't move all of them you don't have to move all of them for the plan to work, the
29 plan will still be successful even if we don't move everything. The second is that while,
30 yes, we did not identify because it really wouldn't be appropriate in the context of the
31 Shady Grove plan, exactly where different pieces of the Service Park would go, we
32 didn't operate in a vacuum. We did look at a number of potential sites which I'm sure
33 we'll talk -- which we talked about with the PHED Committee and I'm sure we'll talk
34 about with you. And the potential sites that have been discussed are all sites that have
35 already on the land zoning that would accommodate a Service Park-type use. In other
36 words, a private sector company that does exactly the kind of thing that we, the County
37 government does, whether they're running a bus depot or -- or food service depot or
38 some other kind of industrial facility, could already go and locate on pieces of land such
39 as the Webb Tract that people have said they don't want to see that happen. Now that's
40 not a complete answer, but I want to be clear that we were not contemplating that all of
41 the Service Park uses would necessarily move, nor were we ever contemplating they
42 would move to a place where they would be incompatible with the existing zoning.

43
44 Councilmember Leventhal,



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1 I hear that, I'm not satisfied. I'm going to a need much greater clarity, which -- where are
2 the potential sites, what would be the outcome for school buses, for food service, for
3 County maintenance for -- I've just have got to understand that a heck of a lot better. I
4 haven't had the benefit of sitting through all the PHED Committee discussions on this
5 topic. We'll get up to speed here in full Council, but I just don't think it's adequate to
6 adopt a plan that says, "Yeah, this is going to move and we'll figure out later where it's
7 going to go." I heard what you said, I understand that you preserve a menu of options if
8 this moves and this doesn't this is what would happen as a result, but the extent to
9 which DPWT lacks clarity, the extent to which the T&E Committee is unable to plan and
10 unable to budget funds, and the extent to which communities around the potential sites
11 are extremely anxious, I just don't think we're doing our job to just say "Maybe,"
12 "Possibly," "Who knows," "It's 20 years we'll figure it out later." I just don't think that's
13 enough. I think we need more clarity. So that's my first point.

14
15 Councilmember Silverman,

16 Can I respond to this? Sure, yeah. Well, there is not going to be an answer during our
17 discussion about the Shady Grove master plan. If the condition upon which the Council
18 is going to decide the master plan is a decision about where County facilities will go,
19 under what terms, at what cost, et cetera, et cetera, it's not happening during the
20 discussion of this master plan. It cannot happen until, first of all, this Council makes a
21 decision that in fact it wants to move this stuff off through its land use authority, which is
22 what we're doing. The second piece, which I think should provide comfort to everybody,
23 is as Derick indicated, there is a fallback position if nothing gets moved or if some gets
24 moved. But the bottom line is in order for this to happen, in order for these facilities to
25 be moved, the County Executive is going to have to reach agreement with some or all of
26 interested parties out there, number one. And number two, I would venture to say that
27 regardless of whatever the structure of the deal is this Council, or a Council, will have to
28 vote on it. But the reality is that until we establish -- this is a chicken and egg scenario --
29 until we establish the zoning in Shady Grove, particularly the density, there's no way to
30 put a value on the land that the County Service Park has for potential, for housing, or
31 other nature of development, because no one out there is going to respond to an RFP
32 or whatever it's going to be called, saying "Hey, we want to move this stuff off, tell us
33 where you might want to move it," until they have some -- and, by the way, as the
34 County Executive has said, at no cost to the County. He wants a complete swap. No
35 one's going to respond to that until they know what the land use decisions are. So the
36 safeguard really about this and the reason why the Committee was very clear that we
37 were not deciding in this plan where any of these sites are going to go is because there
38 will be a separate process for that, which the County Executive will undertake and which
39 the Council will then end up having to sign off on some of or all of it. But it's not possible
40 to do it within this master plan.

41
42 Councilmember Leventhal

43 Well, Lisa, what -- wait a minute, let me ask -- let me follow-up on that. Lisa, what is the
44 County Executive's position today as to the desirability of relocating all of these public



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1 services? As I know from our conversations in T&E, you know, DPWT is perplexed and
2 confused. And I would imagine the school system is, too. With this specific issue, yeah.

3
4 Lisa Rother,

5 Well, I think DPWT and liquor control, frankly, are both concerned about their current
6 facilities and if they do not move, what it is they need to do to accommodate growth in
7 the future. They still have some time, although it's getting smaller, to make those kinds
8 of decisions. Whether they're going to make an investment now in their existing
9 infrastructure to expand it, or if this swap is going to be happening to hold off on that
10 investment so that we don't put them up and then take them down. The County
11 Executive is very supportive of the idea of moving these facilities. If you can put yourself
12 in the agency's positions, the idea that we have, while still very functional facilities in
13 place, some of them are older, we are looking at retrofitting them but in the discussions
14 I've had with our staff people, if you take, for instance, EMOC the 28 acres that it
15 currently sits on, to update it to meet the needs for the future, you will be adding on and
16 redoing circulation, et cetera. However, if you can take 28 acres in another location and
17 design a brand new state-of-the-art facility to serve those same needs, you're going to
18 have a much better long-term ability to serve the public with that new facility. EMOC
19 right now has a building smack dab in the middle of it. We drive buses around it, we fuel
20 in a variety of locations around it. It is not optimal. I mean, obviously we could make it
21 work if no move takes place. There are these plans in the CIP, there's an expense,
22 however I do believe that all the agencies and the County Executive currently and the
23 CIO have said, if we can make this work, for two reasons, we support it, one is the land
24 use at the Shady Grove Metro. Obviously, that's what the Planning Board is talking
25 about but I think from a planning perspective we agree. And secondly, having new
26 state-of-the-art facilities is a step up and an improvement over what we have now. If we
27 can make this happen, as we hope we can, everybody wins in this case. We have been
28 working -- while we have not seen an RFP come forward yet during all these
29 discussions, there's been a lot of work between all the agencies, the Park and Planning
30 Commission, the school system, the Executive branch, to do this coordination. We need
31 to define our current and future needs and decide, if we're going to move, what amount
32 of our future needs we can meet in a movement. There's just a lot of issues out there
33 that we're working on. Secondly, the communities where we would be going -- we have
34 to have a process in place to make sure that anywhere we move these facilities will be
35 appropriate. Financial consideration is very important. We've said at no cost to the
36 County this has to be done. I think what we're figuring out is that that is moving our
37 existing facilities. If we want to do any expansion or real planning for the future we may
38 need to put some County funds into that expansion piece, but we don't know exactly yet
39 how that might work. The role of the private sector, as you know, there have been some
40 folks approached us, are very interested in footing the bill in return for development
41 rights for this entity, you know, the Service Park in the future. And I think that's a very
42 important piece of this, how that might work. The timing, too, again, I started out with
43 this, the public sector needs to make some decisions as to whether they're going to
44 move forward on existing plans. So, I'll to go to say -- I think I'm just going just repeat

74

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1 what Mr. Silverman said -- one of the very important things that we need from the
2 Council is a definition of the density that will ultimately determine the value of the land.
3 That is a big piece of this equation.

4
5 Councilmember Leventhal,
6 Okay, I hear that...and I understand Mr. Silverman's point that someone will respond to
7 an RFP based on what they think is available for them at this, you know, what the
8 opportunity is next to Shady Grove Metro. On the other hand, my point is also valid,
9 there isn't that much land in Montgomery County. We know pretty much -- we know how
10 much, you just said is 28 acres for EMOC, is that right?

11
12 Lisa Rother,
13 Um-hmm, the whole thing is 92.

14
15 Councilmember Leventhal,
16 So, yeah, I mean there's a pretty limited inventory of available 28-acre sites with the
17 appropriate zoning. We've got to have some idea, and maybe the PHED Committee
18 already knows this and I'll get educated on it. But when I vote for or against this plan, I
19 want to understand what the implications of my vote are even for communities that are
20 outside the geographic boundaries of this plan. And I don't understand that today. So
21 that's, I'm going to have a lot more questions about that.

22
23 Councilmember Silverman,
24 I guess, George, I would respectfully say if you need an answer to that question, the
25 answer is that we, at least the Committee's position is that we are not voting on where --
26 where it goes. That that is a separate vote that will be taken after a separate negotiation
27 takes place, and to the extent that -- and, last time I checked, I'm in the same at large
28 situation that you are, Which is, I've heard from the same folks who live in the East
29 Village who are concerned about what might happen at the Webb Tract, and I think that
30 the answer is there's a lot of discussions that will go on, will have to go on, but, and
31 they're...

32
33 Lisa Rother,
34 I can tell you that we're already working with the communities where potentially some of
35 this will go. I know Park and Planning has been doing some of that work. Several --
36 many of us have been meeting and attending the same meetings, talking with people,
37 talking on the telephone. Nothing can happen to relocate public facilities unless they go
38 through a mandatory referral process, a process within the County system, and there
39 will be adequate opportunities and that point. One of the things that will have to be
40 proven is compatibility with any communities into which these facilities move.

41
42 Councilmember Silverman,
43 The bottom line, safeguard, is that regardless of what we do in the plan this is the first
44 step in a process that may ultimately end up with a utilization of the County Service



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1 Park for purposes of housing and community amenities. It's the first step, it's not the
2 last. I would share your view if we were being put in a position where if we raise our
3 hands in support of this plan at whatever density we do, but the idea is to take stuff off
4 the County Service Park, put it elsewhere, that that was going to be the beginning and
5 end of our involvement in this. But in effect, the Council will have what amounts to a
6 veto of this at a later point in time. The point in time when an actual proposal is put forth
7 before the Council for a vote.

8
9 Councilmember Leventhal,

10 Well, you talk about the Webb Track and obviously it's on my mind, but I also see
11 threats to the AG Reserve, I mean there's a whole lot of potential issues here and so if
12 the Webb Track is... Well, well.... Well, wait, let me just finish my point. Yeah, I'm sorry.
13 Okay, I guess what I'm looking for I don't need right now. I'm just asking ahead of time
14 for more clarity for my purposes as to, you know, I mean, I don't have the specifics. I
15 haven't, you know, I've skimmed the packet and I haven't sat through the PHED
16 Committee yet so I'm looking forward to getting educated. But I'm going to be paying a
17 lot of attention on this point and Lisa, when you say EMOC, that's just one of the
18 facilities. You know, you mentioned the liquor warehouse, we know we've got the food
19 service facility for the schools, we know we've got the bus facility for the schools, okay.
20 But EMOC 28 acres, okay, how many places are there in the County where that could
21 go? Is there only one, are there three, are there many, many, many? And so my point is
22 really moot that there's a wide range of available sites? I don't think so. So I'd like to
23 understand more about that than I understand now. And it seems to me that -- that
24 would be good planning. So -- I have another point I want to raise, but...

25
26 Councilmember Silverman,

27 The -- the challenge -- and I know Nancy wants to jump in. The challenge with that is we
28 can't be a little bit pregnant here. We can't go through an extensive discussion and
29 maybe this will or will not satisfy some pieces of the community, but we intentionally,
30 and I believe this is exactly where the Executive branch is and the Planning Board and
31 our staff have taken the position that we are supposed to decide the land use, we're not
32 -- because we're not supposed to sit there and say, "Here is where we want it to go."
33 Because, for starters, we are immediately prejudicing any possibility of a fair and open
34 RFP process. The gentlemen who are sitting in the audience who have sat through 17
35 meetings of the PHED Committee are obviously very interested and they have some
36 sites in mind including the Webb Track. But that doesn't mean that -- "A," it doesn't
37 mean that's where things will go, and "B," more importantly, if we were to take that
38 position that that's what we want to do, we are getting involved right away in the middle
39 of a -- what we hope will be a negotiation which may or may not end up with the result
40 being some of or all of things go where these gentlemen might want to go because they
41 happen to have some land. It is a wide-open situation in terms of the future, but the goal
42 really is not. And I would respectfully say, that what we would be doing, I think, is to,
43 wherever we decided to suggest the Council was going would ensure, in my opinion,
44 torpedoing the plan, this component of the plan, because it is an absolute certainty that

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1 any community that is sort of in play for where items might go will, you know, descend
2 upon us and say, "You can't make this decision until you've already made the decision
3 about the," you know, "who's going to get it." And that's why this is really a chicken and
4 egg element. And I think -- I can only tell you what I have told folks and we should talk
5 through this further, is that we're not making this decision and that ultimately the Council
6 will make a decision so there will be an opportunity for folks wherever something is,
7 quote, going to be placed, to weigh in. And if at the end of the day the Council doesn't
8 theoretically support a swap that involves sending all of this to the Webb Track, for
9 example, then the fallback position is clear in the -- in the plan as to what's going to
10 happen.

11
12 Councilmember Leventhal,
13 I have another point to raise, but...

14
15 Councilmember Floreen,
16 At this point I just want it to chime in and we'll get into this, of course, in more detail.
17 This is an extraordinarily complicated plan. And we all -- I mean the PHED Committee
18 would completely agree that the lack of certainty is a challenge. And that's why there is
19 2-year time period within the -- that we recommended where this sort of thing would get
20 sorted out. If you will recall from the budget for the EMOC planning, there is also a
21 timeframe in there because of that very issue, the objective is to coordinate those
22 things. And it will have to get worked out. If it's not, there is an alternative plan, but this
23 issue really is one of the key issues for creating a different kind of community in Shady
24 Grove. That's what makes it complicated, that's what makes it important, and that's why
25 there is a timeframe associated with that. And so when we get further into the plan you'll
26 see that, certainty though is not going to be assured at the point in time when we have
27 to raise our hands on this plan. I'm hopeful that we will have in place by that point some
28 more recommendations as to how this overall coordination will be handled. That's a
29 separate thing. That's what I spoke to this morning. But the issue of this thing is pretty
30 fundamental to the overall plan.

31
32 Councilmember Leventhal,
33 Well, I agree it's fundamental, and before I'm persuaded of the desirability of moving the
34 Service Park I have to have a better understanding than I have today of where the other
35 shoe drops. I -- you know, this is a big threshold issue. Is it desirable to move these
36 functions? And I -- I find it very hard to say "Sure, it's desirable in the abstract and we'll
37 let you know later where they might go." So maybe there's more information that I can
38 get about that. Derick, I wanted to follow-up -- and this again sort of macro global
39 issues. On your very first statistic that 150,000 people are projected -- 150,000 more
40 people are projected to live here 25 years from now, than live here now. I've asked this
41 question before. What does the Planning Board believe build-out looks like? And does
42 build-out, do we have some concept of build-out and does build-out include those
43 150,000, or are we just pulling statistics from totally different baskets without correlating
44 them one with the other? And what if we said, and I'm not voting this way necessarily,



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1 but what if we said, "Well, no, we're not going to plan for 150,000 more units, we're just
2 not going to do it, we're going to plan for less." Then what does the Planning Board
3 believe would be the outcome of that? Does that mean that, you know, let's say with this
4 and all the other master plans we're going to consider in the relevant timeframe, we say,
5 "You know what, we're only going to allow for 50,000 more units and those other
6 100,000 people can either," you know, "double up in existing houses or they can move
7 to Carroll County, or" -- I'm just -- I'd like a little more of an explication of that. It seems,
8 the beginning, you know, the -- when -- when we were told, you know, "We're on the
9 map of the world," and, you know, "it's urgent that we do this because of all of these
10 global trends." And of course the map of the world contains the whole world so you
11 could say that any community is on the map of the world, but I understand you were
12 talking about the biotech corridors. You know, we're being -- we're kind of being pitched
13 by the Board that we need to do this because of these macro trends and if I'm going to
14 go out and explain, particularly to folks who live in this planning area, "Well, we've got to
15 do this because of these macro trends," I'd really like to understand specifically about
16 these 150,000 people. Does the Planning Board -- when I hear these things I tend to
17 think not like someone who is in -- has to cast one little vote here. I tend to think the way
18 I would think someone watching at home would think. Oh, okay, where are the other
19 150,000 going to go? If we're adding 7,000 units in this plan, well then, that's 143,000
20 more that we need. So can you -- can you elaborate on that projection a little more?

21
22 Derick Berlage,

23 Sure, well, first of all it is both a policy and a projection. This Council recently approved
24 a strategic economic development plan which includes a target for residential growth.
25 This level of growth is more or less consistent with the target that you approved, but
26 even if you hadn't taken that action, this growth number is also consistent with the COG
27 forecasts for the region. It's consistent with the projections of the state of Maryland,
28 which I learned at MACO along with a number of you who were there at MACO from the
29 Secretary of Planning for the state who indicates comparable levels of growth statewide.
30 So, between the fact of that, people who own property have legal rights to develop that
31 property. The fact that we are a successful community to which people from all over the
32 world want to move and to our credit, we have always been a welcoming community
33 and have been prepared and indeed enthusiastic about absorbing a certain number of
34 residents each and every year. And the fact is that whatever our policy was, growth at
35 that level is -- is more or less inevitable, is something that is going to occur. Is that to
36 say that we couldn't as a County take some kind of draconian pull up the drawbridge
37 steps and say "No, we're going to stop growing." Well, perhaps -- perhaps we could do
38 that but that has never been our policy and I don't project -- predict -- project that it will
39 be in the future. So that number of residents, or something like it, and it averages out to
40 about 16 new residents a day over that period. That number of residents is in all
41 likelihood going to come here and we need to find a way to accommodate them. The
42 question of build-out is a little different. If you look at the population growth of
43 Montgomery County over a longer time horizon, I think what you would see is that the
44 growth steep when there is a lot -- when land is plentiful. In the 1970s, 1980s we had



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1 very significant growth, I think in some years actually approaching, or at least some
2 decades approaching double-digit growth in population. And -- but as your community
3 builds out, it's less land is available. And given that we created an agricultural reserve
4 and decided that we were going to make less land available and we were going to stop
5 sprawl at a certain point, what you find is that trend line starts to flatten out. And the
6 153,000, which will take place, you know, toward the end of our total build-out trajectory,
7 is a slower rate of growth than we've seen in the past, but it is still a rate of growth. And
8 the projection would be the further you get on that trajectory the flatter and flatter it gets.
9 I don't know whether it ever becomes completely flat. I think that, you know, the
10 community may stop growing but it won't stop changing. And it will continue to have
11 redevelopment and priorities will change, and unless the population of the globe comes
12 to a standstill, I suspect there will always be some growth, but it will be less. And I don't
13 know if that answers your question, but that's the best answer I can provide right now.

14
15 Councilmember Leventhal,

16 Does the Planning Board have an image of what build-out looks like and does it include
17 these 150,000 new people?

18
19 Derick Berlage,

20 Yes, it does. Yes, it does. Well, we are focused here -- we are focused at the moment,
21 and we focus at different time horizons. We focus 5 years, 10 years, looking further than
22 25 years, quite frankly, is awfully hard to do. I mean you can do it but it may be kind of
23 an academic exercise. I don't even know whether COG projects beyond 25 years, I
24 don't think that they do. That's essentially a generation. But 25 years is as far ahead as
25 we think we can, with some level of reliability, project our growth and we do want to
26 think far in the future, we don't want to live minute to minute or year to year, and so that
27 is the projection. Do I have a plan to tell you exactly where those 153,000 will go? No,
28 but master plan by master plan we are trying to create that long-term plan and Shady
29 Grove is one location where we've done that, other places as well.

30
31 Councilmember Leventhal,

32 Okay. Last question. What is the maximum likely number under this plan as adopted by
33 the PHED Committee of below-market housing units -- new below-market housing
34 units?

35
36 Karen Kumm Morris,

37 With the MPDU bonus density the maximum number would be a little under 1,000, it
38 would be 952 affordable units.

39
40 Councilmember Leventhal,

41 Okay, thank you.

42
43 Councilmember Silverman,

44 If I may, that's the MPDUs, right? Okay.



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1
2 Karen Kumm Morris,
3 And not the work force houses.

4
5 Councilmember Silverman,
6 Right, we -- to the extend when the Committee actually takes a final vote, which maybe
7 we'll do tomorrow, we -- it has been suggested that we include a work force housing
8 component which would bring a 10 percent requirement on top of the 15 percent. That
9 would be within the density that the Planning Board has recommended. So it basically
10 shifts market rate units into work force housing units, so...

11
12 Councilmember Leventhal,
13 So that would be fewer moderate priced units and more...

14
15 Unidentified Speakers,
16 No.

17
18 Councilmember Silverman,
19 What I'm saying is -- is...

20
21 Unidentified Speakers,
22 Market rate.

23
24 Councilmember Silverman,
25 In other -- yeah, in other words we were basically saying if it's 6,300 units we don't want
26 it to be the traditional 85/15 split percentage-wise between market and MPDUs. We
27 want it to be 75 percent market rate and 15 and 10 percent so that we'll end up getting
28 more -- more, quote, affordable as this new definition is evolving. Okay. Okay
29 Council President Perez,
30 For those keeping score at home we're going to go 'til 5:00 today. It's now, 25 after 3:00,
31 so let -- I see no more lights on, so let's continue to roll up our sleeves and I'll turn it
32 over to the Chair of the PHED Committee.

33
34 Councilmember Silverman,
35 Thank you. Well, the game plan had been -- I think I mentioned a little earlier -- that we
36 would work our way through overview, capacity issues, Service Park, and public
37 facilities. So what I would suggest we do is work our way through whatever we can
38 between now and 5:00. Starting -- we did sort of the overview, so we might as well go
39 into capacity issues and the overall -- this starts on Page Three -- the overall
40 recommendations of the plan from the Planning Board is as has been indicated a
41 significant increase in the number of housing units recommended in the 1985 plan and a
42 decrease in the number of jobs. And I think we had some discussion about this chart
43 that's on Page Four although I will share with you that I'm still looking for the 6,350



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1 figure. Could we do this math one more time for the math impaired? If this is the chart
2 we're supposed be using. Because I'm looking at housing.

3
4 Marlene Michaelson,
5 If you look at housing under Shady Grove Sector Plan area... Okay. and you look at the
6 existing, which is 2,600, and then you go all the way over to the right-hand column,
7 which is the greatest number of housing units assuming all of the MPDU ---
8

9 Councilmember Silverman,
10 That's 6,340?

11
12 Marlene Michaelson,
13 That's the difference.

14
15 Councilmember Silverman,
16 Okay. All right, that answers it. Okay.

17
18 Marlene Michaelson,
19 We probably should have had another column...

20
21 Councilmember Silverman,
22 No, that's fine. ...that said "Differences." Well, but... It's just... Go ahead, Marilyn.

23
24 Councilmember Praisner,
25 Part of the problem is you're talking about existing but you're not talking about the
26 existing master plan, you're talking about existing units. We should also be looking at
27 what is proposed which at full build-out, at its maximum versus what's in the existing
28 master plan. That's correct. And that's not clearly --
29

30 Marlene Michaelson,
31 In that comparison --
32

33 Councilmember Silverman,
34 That would actually be 5,000.

35
36 Marlene Michaelson,
37 Exactly, close to 5,000.

38
39 Councilmember Silverman,
40 Right, 3,960 and 8,940.

41
42 Councilmember Praisner,
43 It's an issue of apples, oranges, and peaches.
44



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1 Marlene Michaelson,
2 Right. Exactly, and to complicate it even more I think you need to keep in mind that
3 there is a very significant drop in jobs in it so this is not just an increase in housing
4 density, this is a complete change from an area that would be primarily industrial. And
5 the drop -- the drop from the 1985 or 1990 master plan to what is proposed by the
6 PHED Committee is approximately 7,000 fewer jobs. So at the same time -- than what
7 is in the plan -- so we are adding approximately 5,000 housing units assuming the
8 bonus density but we are also decreasing 7,000 jobs, a real change in both jobs and
9 housing.

10
11 Councilmember Silverman,
12 Okay, why don't we just get into school capacity although we started talking through
13 some of that. Do we... Yes. So is Bruce -- no, there you are, Bruce.

14
15 Marlene Michaelson,
16 I think Bruce is still here and I'll ask him to come up for questions. I can sort of quickly
17 go through this -- very quickly go through this summary and a slight correction here. The
18 -- my understanding is that the school system now assumes anywhere from 640 to 740
19 children per elementary school and, Bruce, jump in where I'm either wrong or you need
20 to add something, and to reach that target one elementary school could support 5,700
21 to 6,340 new units. So you can see that the range of new units in the plan exactly
22 matches the assumptions about the number of new students that can be placed in an
23 elementary school. So, to the -- and the PHED Committee looked at these numbers,
24 looked at the assumptions behind them, and felt that since the plan only identified one
25 elementary school, that the cap on the number of residential units should be no more
26 than could be accommodated by this one new elementary school. There were -- as the
27 Council will recall, there were several requests from property owners for increased
28 density beyond what the plan recommended. The Committee considered them at great
29 length but ultimately decided that they could not increase the residential density unless
30 they found an offsetting decrease someplace else because they did not want to go
31 beyond the capacity of the single additional elementary school recommended in this
32 plan. And with that, I guess I'll see if there are questions or you want more detail.

33
34 Council President Perez,
35 Ms. Praisner had here light on.

36
37 Councilmember Praisner,
38 I want to make a comment, that's based on assumptions of the school system at this
39 point based on class size policies, kindergarten policies, et cetera. If we were doing this
40 plan four years ago we might need fewer. We might be able to accommodate the
41 calculations with even more development given the policies that were in place at that
42 point. So -- and in talking about this being a 20-year plan, the issue of projections and
43 capacity are always a moving target but you make your assumptions based on what you
44 know at that point in time are the policies in place. The one thing that I think we need to



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1 look at is look at this in the context of the staging elements as well, because what we
2 have also learned over time is there's nothing like a new school or development to
3 create synergism and see the development occurring faster than the school can be
4 built. So the question of how this fits in the staging element is the point that I think we
5 have to come back to. I'm comfortable -- I think the Council, unless it has something that
6 it knows has not been adopted, needs to for consistency and clarity sake, use the
7 school system's assumptions for whatever snapshot point in time we're at. The question
8 is how quickly does development occur and do we have the capacity available when
9 that development occurs? And that's tied, in my view, to staging and to the inter-
10 relationship of this development with the other developments that may be occurring
11 such that the capacity is available for the high school, et cetera. The other question that
12 we asked Bruce, and I think is an ongoing issue, but we can only use the snapshot as
13 we know it, is the likely yield from units based on the type of units and to the extent we
14 introduce work force housing, we are introducing an element that does not exist
15 anywhere from a conceptual standpoint. Bruce has assumptions based on MPDUs,
16 assumptions based on townhouses, assumptions based on mid-rise or high-rise, et
17 cetera. The extent to which work force housing is a new element that has not been
18 introduced before, we have -- we can make some assumptions, perhaps, about halfway
19 between or whatever, but it is a different component that we have no history of
20 calculating on an ongoing basis. Is that correct?

21
22 Bruce Crispell,
23 Right, we haven't seen that before.

24
25 Marlene Michaelson,
26 And just to emphasize, Ms. Praisner's point on the staging, this is the first staging plan
27 that includes a staging component for schools. It basically prevents going to stage three
28 until the school is constructed and at 50 percent of build-out also has a check on public
29 facilities so that to the extent that assumptions about class size or anything else has
30 changed, there will be an opportunity to re-evaluate that before build-out -- full build-out
31 of this plan, which is very unique.

32
33 Council President Perez,
34 No other -- oh, I'm sorry, Mr. Knapp.

35
36 Councilmember Knapp,
37 Thanks, I think Ms. Praisner raises a good point and we're watching this right now in
38 some of the other County communities. How do we anticipate the growth of the four
39 new elementary schools that are required in the greater vicinity and how we stage those
40 four with relative to each other? Because it would seem the thing you don't want to do is
41 get one built, redraw one set of boundaries, recognize that wasn't sufficient and within a
42 couple of years have to build the other, redraw the boundaries again to accommodate
43 the appropriate level of growth. And so where does this fit relative to the other three that
44 we think we're going to need to build in that region? And how do we do that?



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Bruce Crispell,

It depends on how quickly the housing construction starts in this plan area. If it comes before other things in the Shady Grove -- in the Gaithersburg vicinity, then this may well be the first school that's needed. If on the other hand the Crown Farm, which is under review now for development precedes this one then we may be looking at a site over in that part of the County first. So we will go where the development comes first and the yield is there for the kids.

Councilmember Knapp,

So we don't have the demand to do any of these four within the next five -- five to six years? All of the -- all of these in four new schools are predicated upon either Crown Farm developing or Shady Grove developing first?

Bruce Crispell,

Future master plan development. What's in the CIP now is a lot of additions to capacity such as at Washington Grove which meet the existing forecast for the next six years and then we would have to look at other options for future development. But right now, there's nothing in here to open a new elementary in this area.

Councilmember Knapp,
Really?

Bruce Crispell,

Again, that could be, this plan may not yield one house in six years so we wouldn't program a school ahead of a subdivision that's literally being approved.

Councilmember Knapp,

No, I agree, and I guess that's is my question is, if you need four elementary schools obviously, and you only need one in this plan, you've got three programmed, potentially programmed for other places, so what's the growth look like in those other places? And I hear you're saying that the only thing that's going to trigger the growth, the need for these four new schools is either Shady Grove or Crown Farm. And then that with the precipitating event and then after then I guess we'll each of the school's associated with those two developments and then the spillover will capture the following -- the follow-on two schools?

Bruce Crispell,

It could happen a number of ways. It could be we don't open four elementaries, we may have enough with two elementary schools to open depending on the student generation and how stretched out development is. And this is a long process, this plan getting this implemented. So although we say we need four sites, that's at full master plan build-out for this whole area including up to Upper Rock Creek, Gaithersburg vicinity, Shady



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1 Grove Sector, we're looking at that in a sense of build-out of the area, not at some point
2 5, 6 years in the future.

3
4 Councilmember Silverman,

5 Okay. Let's -- if I may, you know, and we forget sometimes about the context of this. A:
6 it's a 20-year plan give or take, as we all know but, B: I don't know, we can guess about
7 how fast anything is likely to occur. A: we've got the staging plan, but B: realistically,
8 we've put in and we haven't gotten to this place, we put in, I think, a 2-year timeframe
9 for a resolution of the County Service Park issue, number one. Number two, unless I --
10 unless I don't know anything about this and they can figure out some way to do this, you
11 can't put anything on the County Service Park until you've moved, you've opened up
12 somewhere else, and so I think realistically you're talking years before there's going to
13 be anything that's going to be, you know, either County Service Park or the -- I'm --
14 we're talking about the major -- the major developments which would be County Service
15 Park or Metro. I mean. is -- is the Metro site is what we're talking about in terms of a
16 huge bulk of, quote, increased density that you'd have over what are at the margins in
17 some of these other areas which we'll get to that's within the plan. So I think it would
18 suggest there'll be a lot of opportunity to see what's going to be happening within the --
19 sort of the regional area of Shady Grove. Unlike, for example, some of the other
20 discussions that we've had in Upper Rock Creek and Olney where we were literally
21 talking about corn fields and people were -- I mean, they were waiting for us to get
22 through our piece so that they could start to move through the development process.

23
24 Councilmember Knapp,

25 No, no, and I appreciate the context, that's all I wanted to check on was because it calls
26 for four new elementary schools in that broader region. I just wanted to see if there was
27 already some pent-up demand or if it was going to predicated solely on these -- on the
28 development of these areas, just to have some better understanding. But I -- okay.

29
30 Councilmember Leventhal,

31 Can I follow-up on that? Following-up on the elementary schools, what are the
32 safeguards with respect to these properties so that they aren't sold before we need
33 them?

34
35 Karen Kumm Morris,

36 The site at Casey Mill Creek has an approved preliminary plan, it has a reservation for
37 the school site on it that expires December, 2006. So the decision to acquire that as a
38 school site, as the alternative school site to the Jeremiah Park location, is going to be
39 need to be made before September 6th -- September -- excuse me, December 2006.
40 And that means that it's sort of again a chicken and egg situation. If we don't know if the
41 County Service Park relocates and we don't know if we can get the school on the -- if it
42 cannot go on the County Service Park it must go on Casey at Mill Creek. So it's going to
43 be needed to, that decision needs to be made soon. And even to place -- to keep it as a



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1 reservation until we know for sure if that's the school site or if it's going to be provided
2 on Jeremiah Park as the PHED Committee is locating.

3
4 Councilmember Leventhal,
5 And what is -- how large is Jeremiah Park? And I remember, and I see in the packet I
6 remember the community was very exercised about Blueberry Hill Park, which we've
7 not now identified as a school site any longer after all the feedback we got on that. I
8 don't recall much community feedback if there was any on Jeremiah Park.

9
10 Derick Berlage,
11 Because it actually doesn't exist yet. So that's why you got no feedback.

12
13 Councilmember Leventhal,
14 Tell me more about that site. Who knows, we could get feedback. What is it now? Is it
15 just open land now?

16
17 Derick Berlage,
18 It is a location within the sector plan area, that we, Park and Planning, said there should
19 be a park here if this area develops as a residential --

20 Councilmember Leventhal,
21 Who owns it today?

22
23 Karen Kumm Morris,
24 We do.

25
26 Councilmember Leventhal,
27 Park and Planning owns it?

28
29 Karen Kumm Morris,
30 Well, no, the County owns it.

31
32 Councilmember Silverman,
33 I'm not trying to short circuit your questions. We will get to that on Page 13 under Park
34 and Recreation facilities in terms of where it is, and what it is.

35
36 Derick Berlage,
37 It's a school bus depot now. It's part of the school bus depot.

38
39 Councilmember Leventhal,
40 Okay, okay, thank you.

41
42 Karen Kumm Morris,
43 And it's 45 acres in size.



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1 Council President Perez,
2 There are no other questions.

3
4 Councilmember Silverman,
5 Okay, let's move on to master plan transportation capacity. As a general proposition I
6 think what the Planning -- what Karen had indicated and what Planning Board staff has
7 indicated is that 71 percent of the traffic in the Sector Plan area at build-out will be from
8 through traffic, only 29 percent will be traffic to or from development within the area, and
9 only 10 percent of the traffic will be due to additional development recommended in the
10 plan over that which exists today. I mention that because if we get to -- or when we get
11 to that point in time when we start talking about density, the context really is -- in my
12 opinion is, to some extent, bang for the buck. We could certainly reduce the density.
13 The question is, if the goal is to reduce density because of traffic congestion, what we
14 have suggested is a very strenuous traffic mitigation plan as a way to address that. The
15 question is, if you end up reducing units what do you get in terms of actual reduction in
16 terms of traffic, and we'll get to that at the appropriate time. I'm going to turn this over to
17 our transportation guru here, Dr. Orlin. And you can take us through the dilemmas and
18 the choices and decisions that we've made here. So we're on Page 6.

19
20 Dr. Glenn Orlin,
21 Yeah, 5 and 6 -- 5, 6, and 7. There are two issues, one issue you typically look at in
22 transportation and that's the line use transportation balance in addition to this plan, an
23 issue that was raised by the Mayor of Rockville and others had to do with Metrorail
24 capacity and we'll talk about each of them separately. Line use transportation balance in
25 a sector plan area typically what the -- the comparison that's done is to look to the
26 intersection congestion at build-out compared to the improvements that will be occurring
27 at these intersections by the time you get to build-out. Park and Planning did a pretty
28 thorough analysis of this, it's included mostly in its supplemental technical information
29 report which you all have, hopefully. If you have don't have it with you, you have it back
30 in your offices. And they look at all the intersections within the area and with the
31 exception of one, all of them will operate within the critical lane volume standard
32 currently in the growth policy, either with no improvements or at all or with modest ones
33 which can be done without any major impacts. There are two standards which are
34 important to note here. The Shady Grove planning area has within it what's called the
35 Shady Grove policy area, which is the growth policy beast, if you will. It's the area that's
36 directly around the Metro station, it's south of Shady Grove Road, east of 355, north of
37 Indianola Drive and west of Crabbs Branch Way and the Metro access road. Within that
38 area, and abutting that area, the standard is 1,800 critical lane volume as, I think, Dan
39 mentioned. Beyond that you are in the Derwood policy area, and the standard there is
40 1,475 critical lane volume. And in each case the major intersections -- again at build-out
41 -- with either no improvements or with some modest ones, can be -- be within the
42 standard. Actually one major one is at 355 and Gude Drive, where this plan is
43 recommending a grade separated interchange and you would need a grade separated
44 interchange there for that intersection to work. The one location which does not meet



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1 the standard is right at the edge of the planning area, right there, which is Mid-County
2 Highway and Shady Grove Road, where the forecast of critical lane volume with no
3 improvements is 2,152 critical lane volume. In looking at this intersection, we believe we
4 can add some turn lanes there and without any major disruption to the residential
5 community around it. But that would bring the critical lane volume down only to 1,738,
6 which is still higher than the 1,450 standard. Staff -- among staffs who looked at the
7 possibility of a grade separated interchange there, they basically ruled that out. They
8 thought that the impacts on the residential community next to it in three of the four
9 quadrants as well as the park, which is the fourth quadrant, would be too severe to not
10 make it feasible. So the dilemma here is that you approve a plan which is out of balance
11 as a result of one intersection. But put it in context, there are several other master plans
12 that are like the sector plan areas where the boundary -- the intersections around the
13 edge of the area or just beyond the edge of the area fail. It's true in Silver Spring, it's
14 true in Bethesda, for sure those two, I believe there's one or two other where that's the
15 case. In those plans the Council -- past Councils have approved the plans based --
16 knowing that those intersections beyond are failing with the development that's
17 happening within. And the reason is because they recognize that the traffic that's being
18 imposed on those intersections are not primarily because of the traffic that's within. In
19 this case the difference is that the intersection is actually partially in the area, it's right
20 on the edge. One could make the argument though that there really isn't anything in this
21 master plan that's changing from about the I-370 area north. That's a do nothing change
22 to the plan north of there. And if you could have drawn a master plan boundary which
23 did not include that part of Derwood -- in fact I don't believe there's any
24 recommendations in this plan north of here -- then this wouldn't be an issue at all. So we
25 had this discussion, the Committee, they recognized that there was this issue, there
26 was no resolution in the Committee as to whether there should be any further
27 recommendations in the plan in terms of intersection improvements or reducing of
28 density or however to deal with this. But the thing I would say is that the percentage that
29 has been recited now several times today, that 10 percent of the traffic that's in the area
30 is due to growth that's proposed in this master plan. I would say it'd be far less than that
31 percent is contributing to the intersection at that far end of the planning area. Most of
32 that is caused by through traffic on it Mid-County Highway.

33
34 Councilmember Silverman,

35 Let me chime in here before we see whether there are questions or comments. I think
36 actually the more significant point, Glen, is what's on Page 7 in the text, which is that if
37 we went with land use under the public hearing draft plan, which is 2,400 fewer
38 households and 2,200 fewer jobs, you're saying there still would be a congestion level
39 that's 11 percent over capacity. So the only remedy if we wanted to design a plan
40 literally to address this intersection, would be to go below even what the staff of the
41 Planning Board had recommended. In other words there is no remedy for this situation
42 short of in effect emasculating the recommendations from either staff for the Planning
43 Board in terms of housing units.



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1 Dr. Glenn Orlin,

2 Well, there -- in effect there is. Even that wouldn't remedy it.

4 Councilmember Silverman,

5 No, but I mean even if you're going to go down to the Planning staff level...

7 Dr. Glenn Orlin,

8 Let's put it this way, all this analysis depends upon the build-out of the plans and the
9 improvements. Then the question is, would the growth policy keep it from ever getting to
10 this level. The current critical lane volume at this intersection is what, Dan? It's like...

12 Dan Hardy,

13 The VC ratio's 1.24 so that's higher than the 1,738, it's about 1,840.

15 Dr. Glenn Orlin,

16 About 1,840. If nothing else happens, no other development could be approved in this
17 area because other than what's in Shady Grove itself, because it would have to meet
18 the growth policy standard which means you couldn't do any more, you couldn't add
19 critical lane volume to it. Eventually you could add these turn lanes and bring it down.
20 So it could end up being that the build-out of the County doesn't happen. Another
21 possibility is that if we continue to have gas prices at \$3.50 a gallon over a sustained
22 period all these numbers you could almost throw away because you could -- you can
23 imagine a situation where traffic growth would be much slower than we have.

25 Councilmember Silverman,

26 But I guess what I'm saying is, you indicated on Page 6 that with improvements it's still
27 going to be 18 percent over the CLV standard that we've set. Right. If we went and
28 reduced -- I'm just trying to get to what the remedy would be. The remedy isn't the
29 number of housing units in the plan or the jobs because even if you went down to the
30 staff level, you are still going to be over capacity. It's the difference between -- at this
31 intersection -- it's going to be the difference between 18 percent over capacity or 11
32 percent over capacity. Either way you're still overcapacity. Right. So there is no -- I
33 mean short of probably your latter comment, which is a lot more people not using cars,
34 there's no fix for the solution in this plan.

36 Dr. Glenn Orlin,

37 That's right.

39 Councilmember Silverman,

40 Which means we would adopt it with this situation.

42 Dr. Glenn Orlin,

43 Which would be not unlike some other plans.



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1 Council President Perez,
2 Pardon me?

3
4 Dr. Glenn Orlin,
5 It would be not unlike other plans.

6
7 Councilmember Praisner,
8 No, it's in the plan. And that's not like any other plans, other than Potomac.

9
10 Council President Perez,
11 Ms. Praisner, you might as well keep going.

12
13 Councilmember Praisner,
14 Yes, well, I'll turn my mic on. This is unlike any other plan other than Potomac where we
15 sat here and said fiddle-dee-dee the traffic is not really an impact so we'll let it go. What
16 may be happening outside of the master plans is different significantly from looking at
17 intersections within a plan that you're considering and saying it's not in balance. And I --
18 whether it is short of reducing the density or identifying other measures that might
19 reduce the threshold numbers or examining what the critical lane volume numbers
20 should be for that intersection, there are a lot of things that we could do that aren't on
21 the table in front of the Council at this point. How far it would get you in balance or
22 whether -- how close it gets you to that balance is a combination of multiple things.

23
24 Dr. Glenn Orlin,
25 Yeah, I mean, all we can really say is that we don't believe there's any physical
26 improvements to the intersection that would make it work if the forecasts happen. If
27 there were more rigorous countywide traffic mitigation as opposed to just strictly at the
28 Metro stations, then you could maybe get there, yeah.

29
30 Councilmember Praisner,
31 And to say that we didn't reach a determination is that there were no real options in front
32 of us.

33
34 Dr. Glenn Orlin,
35 Right, I was just -- wasn't castigating this version, it's just that there was no, there was
36 an issue raised and there was just no...

37
38 Councilmember Praisner,
39 But it does in my view raise a major issue that we are going to set a precedent based on
40 the action that we're taking here, and I worry about that. And think that staff in the time
41 period that we have, whether it's from a staging perspective or others, or the
42 calculations for that intersection, need to come back with some options for us.

43
44 Councilmember Silverman,



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1 Well, I would welcome any options that haven't surfaced in the past year. I mean, I'm
2 not trying to be glib about it, I'm just saying that you're absolutely correct. This is where
3 we are, and if there are options that people can come forward with and we've got some
4 time to take a look at them at full Council, otherwise, we would be presented with this
5 thorny issue. But the problem from a -- what appears from a strictly number of jobs,
6 number of households, that doesn't seem to be a remedy that's available. So continue
7 working on it. Okay, the next issue --

8 Council President Perez,
9 Mr. Andrews had his light on. I'm sorry.

10
11 Councilmember Andrews,
12 I think it has to be pointed out there's a difference between being 11 percent over
13 capacity and being 18 percent over capacity. We're not talking an insignificant
14 difference here. And so, yes, both were over capacity but one is significantly more over
15 capacity and that is a factor that needs to be considered.

16
17 Councilmember Silverman,
18 Well, no -- no question about it. This whole plan is a balancing act, this is an area which
19 is a -- a problem and we'll end up making policy decisions, and in this case the policy
20 decision if there is no remedy that gets presented is, do we decide to go from 18
21 percent to 11 percent and drop out 2,400 households? That's a discussion we'll have.

22
23 Council President Perez,
24 Mr. Knapp?

25
26 Councilmember Knapp,
27 What's the CLV of that intersection right now?

28
29 Dr. Glenn Orlin,
30 It is about --, Dan's going to check.

31
32 Councilmember Knapp,
33 Okay, I'm just curious.

34
35 Dr. Glenn Orlin,
36 Did you say it was 1.24, Dan?

37
38 Councilmember Silverman,
39 The map pages are marking...

40
41 Dr. Glenn Orlin,
42 So, 1984? Actually, if we had the Growth Policy Report it'd probably be in there 'cause
43 it's...



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1 Dan Hardy,
2 1,829 is what you get.

3
4 Councilmember Knapp,
5 So it's...

6
7 Councilmember Praisner,
8 It's 1,829 right now?

9
10 Councilmember Knapp,
11 It's 1,829 right now. Okay. I hear what Mr. Silverman's saying and I -- I guess I don't -- it
12 sounds as though, given the way we address master plans, you've got kind of just a
13 limited number of levers to pull to have some impact at the variables you're changing.
14 And I guess the part I struggle with is, if you're sitting out there watching TV listening to
15 this, you say, "Well, all right, I understand that only 10 percent of the additional traffic
16 will come from the growth in this plan, but it doesn't mean that the other 71 percent still
17 isn't a problem even if it's coming from somewhere else." And so to just say, we don't --
18 I -- I'm not saying that we necessarily should make modifications to the density to get
19 that 10 percent, but you still can't ignore the other 71 percent it seems to me. I mean
20 any normal rational person would seem to kind of ask that question. So the question
21 then becomes, so what do you do with the rest of it? What other levers do we have pull
22 to at least to ameliorate some portion of that, even if you can't look at it specifically
23 within this plan? In the... Go ahead.

24
25 Derick Berlage,
26 Well, first, there are a number of intersections in this County that are in a condition
27 similar to this for which there is no practicable fix. Is there no fix whatsoever? There's
28 always a way to fix it. You can take people's homes and build an interchange but, you
29 know, at a certain point you get to the point where you say, "Boy, wish, you know, 25
30 years ago it had been planned differently, but the reality is we've a choke point here
31 now and there's nothing we can do about it. This is one of those choke points. And so
32 the question you need to ask yourselves, are you so focused on that choke point that
33 you feel as though you need to turn back all of the other benefits that come with a plan
34 like this, because you've that choke point and you don't want to do anything to make it
35 worse, and that's more important to you than anything else, then your answer might be
36 "We're going to turn back any further development in this area."

37
38 Councilmember Knapp,
39 Well, yeah, but that doesn't make -- but that doesn't make any sense, because we've
40 already established that that doesn't solve the problem, because that only gets you 10
41 percent. So...

42
43 Dr. Glenn Orlin,



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1 It also depends on whether or not you're talking about a zero sum game in terms of
2 development and eventually the 150,000, if the growth doesn't happen in Shady Grove,
3 but it happens elsewhere in a non-Metro area, that intersection could actually be worse.

4
5 Councilmember Silverman,

6 Well, if I may, the -- the remedy for this, like the remedy for all of these other
7 intersections, and we'll have that wonderful report, whatever when we look at it... Be
8 there. Yeah, any day now, I mean, the -- we know what the remedy is, the remedy is we
9 have way too many people driving to work alone. And so the remedy for this intersection
10 is the same remedy for a zillion other intersections that are above our standards which
11 is what would we have to do, based on traffic patterns, to get people to stop driving to
12 work alone? Yeah, but the reality is... That is a countywide problem. That is not a Shady
13 Grove master plan problem, a Potomac master plan, a Silver Spring master plan, it is a
14 countywide problem which... I've got a suggestion, let's raise gas prices to \$3.59. There
15 you go. Heck, we'll see. Doesn't appear to have an impact. It's having an impact. Gosh,
16 I drove to work today, it didn't seem to take a car off 29 or the Beltway. You know, would
17 it be... This is "Terrible Tuesday." It happens every Tuesday after Labor Day.

18
19 Councilmember Knapp,

20 But if we've done this plan right, if I understand it, this is going to be an attractive
21 destination for an awful lot of folks to come and take Metro. And so you're probably
22 going to see more through traffic. And so thinking that we're doing smart growth or
23 doing the right thing we're doing the right type of commuting, people are going to the
24 Metro station to get in the train to go someplace, so it seems we've got to at least figure
25 out -- I agree with you that that's going to solve some of our problems but it's not going
26 to solve all of them.

27
28 Councilmember Silverman,

29 Oh, the remedy at this intersection is for somebody to do a study of this intersection,
30 figure out who's going through this intersection, where they're coming from and what
31 would we have to do to lessen the amount of cars that are coming through this
32 intersection. I mean, that's -- I mean, that if you took it at an intersection by intersection
33 basis, but, I mean, apart from Derick's comments about balancing out is this the one
34 fatal flaw in the plan and is that enough to reject the plan? It is a fatal flaw. The remedy,
35 however, to the extent we hear one in the next couple of months, the remedy is the
36 same remedy that would be used at all these other failing intersections countywide
37 which is, how many more people are we getting off the road and into car pools, van
38 pools, you know, Metro, you know, ride on buses. I mean that's the ultimate remedy for
39 these types of intersections. Well, short of...

40
41 Councilmember Knapp,

42 I don't have the answer yet, but I just think the way this is presented here on Page 5
43 makes it look like since only 10 percent comes from the growth of this plan it make it
44 looks like we don't have to pay attention to the remainder -- the remaining 71 percent



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1 and that just seems a little silly to me. And so I think we need to talk about it further and
2 I'm sure we will.

3
4 Councilmember Silverman,

5 I think that, I guess my point is I wasn't so much focused on the 10 percent, you know,
6 71 or 29 percent as it is, the only intersection that fails in this plan, that's out of balance
7 in this plan is this intersection, and the question is, do we pass the plan recognizing that
8 this particular intersection is not going to end up being at the standard that we wanted
9 or is there a remedy? If somebody can come up with a remedy, so be it. But the
10 remedies that would be most likely available, short of taking -- taking the numbers down
11 below presumably where the public hearing draft plan would be, which would certainly
12 correct the problem at this intersection and would correct a whole host of other
13 transportation projects here, would be at an enormous price.

14
15 Councilmember Knapp,

16 Do we have any other intersections right now that are currently failing within this
17 planning area?

18
19 Dr. Glenn Orlin,

20 Currently failing, yes.

21
22 Dan Hardy,

23 355 at Gude Drive.

24
25 Councilmember Knapp,

26 Okay.

27
28 Councilmember Silverman,

29 But there is a -- there is a remedies in this plan for every failing intersection, short of this
30 one. And they're all tied to the staging areas. Or we'll go through that, or the staging
31 elements. Right, they are tied into the improvements. If you look at -- if you look at Page
32 6... The bullets. ...the bullets outline what will happen in terms of certain areas. So for
33 example what was just alluded to is here is fourth bullet down, well, you could look
34 through any one of them. Fifth bullet... There's programmed widening of Redland Road,
35 there's at Shady Grove and Crabbs Branch, there's going to be a second left turn lane,
36 et cetera, et cetera. In other words, they've come up -- they, the Planning Board has
37 come up with solutions for all of these other intersections except this one. And -- and so
38 the -- the -- Here, let me ask it this way. And so the answer as to why you couldn't come
39 up with one was...

40
41 Dan Hardy,

42 I think it was two-fold. One was looking at the -- I think we need to come back to Ms.
43 Praisner on where have we had CBD plans where we may have said a perimeter
44 intersection falls under the CBD policy where we allow 1,800 CLV and we allow some



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1 consideration of queuing, and the thought that we did not want to recommend taking out
2 residential neighborhoods as part of the plan just to solve the transportation capacity
3 perspective. We spent six months at the Planning Board request in Montgomery Hills
4 looking at that vis-à-vis the Silver Spring CVD plan, and came to the reasonable
5 conclusion that it was worth improving Montgomery Hills but not destroying the village to
6 save it.

7
8 Councilmember Knapp,

9 Two more questions. The transportation demand management -- so the bullets on Page
10 6, these are all tied to staging elements within the plan?

11
12 Dan Hardy,

13 Some of them are, or all of them tied to stage level? But certainly they are in the generic
14 sense in terms of there are test, county -- or areawide tests to move from one stage to
15 another. So these will be checked, believe that, and I am going to...

16
17 Dr. Glenn Orlin,

18 The plan -- well, it's jumping ahead, but on Page 50 of the packet, you'll notice that the
19 four intersection improvements are literally recommended in the plan that they be done
20 and the fifth bullet that had an improvement is the Maryland 5, Gude interchange which
21 is on a different page but it's here. Oh, it's on Page 8 -- 48 and 49. The other bullet is
22 one basically saying that Shady Grove and Oakmont doesn't need any improvements.
23 So they're all in the plan.

24
25 Councilmember Knapp,

26 They're all in the plan but they're not necessarily tied to staging.

27
28 Dr. Glenn Orlin,

29 Oh, staging, no, not specifically.

30
31 Karen Kumm Morris,

32 On staging, the improvements to Crabbs Branch Way and Redland Road are in the
33 staging plan and we won't be opening up stage three without having those
34 improvements. So that would include the intersection of Redland Road and 355 and its
35 turn lane, but also other local intersections like Crabbs Branch Way and Shady Grove
36 Road, and Shady Grove Road and 355, and 355 and Redland, all of those are tied into
37 the staging plan's level of service requirement that we open up one stage and before we
38 move to the next stage we have to evaluate those intersections to ensure that they're at
39 the level of operation -- current level of operation or the current standard of 1,800. And
40 we won't allow the next stage to go forward without assuring that, either through
41 improvements that are recommended in the plan, or trip reductions, or the other transit
42 management district approaches that rely on transit service and all. So the staging does
43 tie each step to assuring levels of service at each of those intersections.



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1 Councilmember Knapp,
2 Last question. Glen, the Metrorail capacity, what does it -- what does this assume for as
3 far as Metrorail expansion?
4

5 Dr. Glenn Orlin,
6 I was going to get to that section.
7

8 Councilmember Knapp,
9 Excellent. Thank you.
10

11 Councilmember Leventhal,
12 Are there any more questions on the first...Mr. Andrews?
13

14 Councilmember Andrews,
15 Thanks. It seems to me there's an air, a sense of -- an air of unreality to a lot of this. It
16 just doesn't comport with the experience that people have while driving in this area
17 already. Gude Drive and 355 is a failing intersection. It's not tied -- the staging in this
18 plan is not tied to its grade separated improvement which is years and years away.
19 Given that it's not currently programmed and we don't know how much money will be
20 available from the state or if any time soon. So, because that intersection fails, that
21 affects many of the intersections north of it as well which also people experience. The
22 other thing is that we're not capturing, we never have captured the cumulative impact of
23 traffic from development on our highways. Unless I'm mistaken that was never captured
24 in Interstates 270, never captured in either the policy area or the local area review. So, it
25 all adds up, and while on paper we may say that there's a balance to this plan, it doesn't
26 end up on the ground changing people's driving experience in a significant way. And --
27 and often the cumulative impact makes it worse. So, I do you think we have a policy
28 choice. And I wouldn't define it as narrowly -- although there is a narrow choice between
29 the Mid-County Highway, Shady Grove intersection and the amount of approved
30 development in Shady Grove. But there's a larger issue of -- of whether the paper plan
31 really in likelihood is actually to make the difference that in theory it makes, because it
32 doesn't include the impact on the area further outside on the Interstates, and it doesn't
33 assume -- or we are assuming, but we have no guarantee that we'll have that grade
34 separated interchange for many years at Gude and 355. So, I think you have to, I think
35 that is the reality of people's experience, even if on paper the plan appears better than
36 that. And I think it comes down to what we know has happened in terms of congestion
37 levels versus what we project will be the local impact.
38

39 Unidentified Speakers,
40 [INAUDIBLE]
41

42 Councilmember Silverman,
43 Well, violating a cardinal rule, the lawyer would just ask a question you don't know the
44 answer to, I'll ask it anyway. If you adopted -- and if you don't know the answer now,



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1 then if you could come back to us with this -- if we went with the numbers, the
2 households and job numbers outlined in the public hearing draft plan, would there still
3 be a requirement to do to the items that are bulleted on Page 6? Not all of them as
4 stated. Okay, do...

5
6 Dan Hardy,

7 Certainly one intersection that would be difference is at Shady Grove Road and Crabbs
8 Branch Way. That was the only intersection in our supplemental report that needed an
9 improvement under the Planning Board draft plan.

10
11 Councilmember Silverman,

12 But, for example, 355 and Gude Drive, which has an interchange proposed... It would
13 still need that. ...would still be required even if we went with the staff draft. So the only
14 change is basically Shady Grove and Crabbs Branch? Is that what you're-- In terms of
15 popping up it's be one list but not the other. So, I mean, in effect, if the -- if the problem
16 with all of this, and I certainly concede it is a problem, is whenever we do a master plan
17 we are assuming certain projects to be built as part of the transportation piece. This
18 plan is no different than any other plan that we've had. And the reality is if that we
19 wanted to ensure -- I mean unless we set -- unless we established a staging plan that
20 basically said, what, said we have to program them, we have to only allow them to
21 move forward, tied into when what, when they're in the CTP, is that what you would do?

22
23 Dr. Glenn Orlin,

24 Whatever you would do, yeah, it typically would be within the four years of being built.
25 While we're -- just while we're here, just a small point. Since we're talking about these
26 numbers on the top of Page 7, Karen pointed out that they're not quite right. The
27 difference, what it should say is the chart on Circle 5 shows the land use under public
28 hearing draft plan which is 2,273 -- not 2400 -- but 2,273 fewer households and 2,114
29 fewer jobs. So if you can make those changes. It doesn't change them in argument.

30
31 Councilmember Leventhal,

32 Okay, Ms. Floreen, you had a comment?

33
34 Councilmember Floreen,

35 Yes, I did. Well, if you take a look at the map up here against the windows, especially
36 the one in the middle there, keep in mind that this area -- planning area is surrounded, it
37 has Gaithersburg and Rockville on its edges, both of which contribute in their own way
38 to transportation issues and both of which really aren't players in this analytical process
39 of capacity. They're just there. We deal with it. And so the numbers, the assumptions
40 about traffic congestion need to be recognized as assumptions. They very well may be
41 worse because of driving patterns that people choose to engage in that they're not
42 engaging in now. As someone said earlier, if the -- I bet of the price of gas goes up to
43 \$5 a gallon we might see some real choices being made. I'm told it's not likely to
44 happen until gas costs that much, which takes us back to the 1973 levels. But these



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1 numbers are all built on estimates of human behavior and choices throughout the
2 region, really, as to how people are going to travel. So you have to kind of take this with
3 -- with a grain of salt. I am not sure that -- that there's -- we can ever be certain of
4 people's satisfaction with congestion levels. But you can't get, hopefully, pretty close in
5 how you -- you make your land use decisions to -- to near the objectives that you'd like
6 to achieve. But there are just so many elements in the mix as to family choice, vehicular
7 choice, keep in mind I think the statistic I -- I personally love is that we have, I think, 10
8 percent more registered vehicles in the County, Glen, than registered drivers, isn't that
9 the number?

10
11 Dr. Glenn Orlin,
12 Something like that? There are more registered vehicles, I don't know if it is 10 percent.

13
14 Councilmember Floreen,
15 It's a -- it's a significant number and that is a number that may change over time. But the
16 fact remains that we have basic assumptions that go into these numbers. But they are
17 assumptions and they are based on, you know, good planning principles, but they're not
18 precise, they're just estimates. And at the -- at the end of the day the question is, do you
19 build a wall around to keep the people from the offending region which is adding to the
20 congestion level out? I don't think we want to do that. Or do you destroy an existing
21 community to accommodate neighbors? That's -- that's part of this package of trade-
22 offs.

23
24 Dr. Glenn Orlin,
25 Should I go on to the Metrorail capacity issues?

26
27 Councilmember Leventhal,
28 I'm sorry? Yeah, who is...

29
30 Councilmember Praisner,
31 Mike.

32
33 Councilmember Leventhal,
34 Mike Subin. You know, your light doesn't come on here. That's the problem. At some
35 point somebody needs to look at this. Yeah, I don't know why, Subin's light doesn't
36 come on on my thing. I'm sorry, Mr. Subin, go ahead.

37
38 Councilmember Subin,
39 Bought through the lowest bid. Just want to first congratulate the Council Vice President
40 for being so "pression" as to get a mode of transportation to beat this situation on the
41 price of gasoline. We'll follow your lead from now on.

42
43 Councilmember Praisner,
44 Oh, God, helmets for everybody.



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Councilmember Silverman,

The problem is you've got to get a motorcycle license. It's hard to do. There's a big crowd at Montgomery College. Like twelve motorcycles for each class and each class is heavily booked.

Councilmember Subin,

No, Charlene, we're not adding into your budget. At the risk of reopening a festering wound here. Oh, go for it.

Derick Berlage,

You're so good at that, go right ahead.

[LAUGHTER]

Derick Berlage,

Fester away.

Councilmember Subin,

Fester away. All righty, thank you, Mr. Chairman. You know, it seems that we're right back to where we were when we did the AGP and -- and got rid of policy area review. And the whole debate of what -- what will be the impact of cutting back on housing in an area in order to avert this type of situation and what happens when you do that? You know, are you actually pushing that traffic farther out so that you end up with congestion at more intersections for-- for a longer distance but in exchange you get that -- that additional housing? I mean, it seems that we're right back to that -- to that same place. And what we know has happened in the past for a number of reasons, not simply the traffic, but probably the price of housing and the scarcity of available land is we have chased a lot of people in a figurative sense, chased a lot of folks out of Montgomery County. Even though we knew the demand was there and could easily be filled, so that we could -- we could have policies that would reduce the number for the CLVs. I mean are there any studies here or somewhere else that deal with that? I mean as I go -- don't go too much out of this area, but as I talk to -- to friends and other folks and see reports in the papers, this isn't -- I mean we always think that these problems are unique to Montgomery County, and that we're in some elevated class above and beyond everybody else, but we're not. This is a fairly common set of circumstances, not only in Maryland, but up and down the Eastern and Western seaboard.

Dan Hardy,

I guess I jump in and offer that when we looked at transportation policy report, and it's been about five years now, but that was the last big picture, what do we think the County should look like at build-out? And that I think we did find that bringing jobs and housing closer together, getting the balance of housing into the I-270 corridor was one



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1 of the findings that it made a difference in terms of broad traffic impacts. And that... It
2 resulted in work problem for Shady Grove and Twinbrook, among other things.

3
4 Councilmember Subin,

5 And that would in -- would in fact support the notion that you get rid of policy area
6 review and that in this case, and I'm not talking in favor of any one approach or not, I'm
7 just trying to tease out to whether somebody has looked at -- at solutions here. Because
8 the policy that was just enumerated says that you do go for the higher numbers here
9 and you don't worry about those intersections. Although it would be nice if somebody
10 changed the timing of the lights at Gude and 355, which is just, you know, you get three
11 cars through and then you can't figure out why the traffic builds up on Gude. Not -- not a
12 real physics question here. But there's nobody here to deal with that except Glen Orlin,
13 so he can go back and deal with that tonight. But what do you do ? I mean I think there's
14 a real conundrum here. Do you move those jobs and policies and houses in, which --
15 which argues in favor of the higher CLV numbers, or do you do something that right
16 there eases that problem but pushes it out somewhere else? In either case, I think we
17 don't -- we don't come out any better. It's either here or it's here.

18
19 Derick Berlage,

20 You come out better in one way. Increasingly, there's probably nothing you as a
21 Council, or we as a community can do at this point to reduce traffic congestion. Broadly
22 stated, you cannot reduce traffic congestion. Increasingly...

23
24 Councilmember Subin,

25 Can anybody reduce traffic congestion? That's one of my other questions.

26
27 Unidentified Speakers,
28 [INAUDIBLE]

29
30 Councilmember Subin,

31 I am not talking about here.

32
33 Councilmember Silverman,

34 C'mon, Derick, we're the end gridlock team, we reject that.

35
36 Derick Berlage,

37 Increasingly your ability even to reduce the rate at which congestion gets worse is that -
38 - you have very little ability even to reduce the rate at which congestion gets worse.
39 Most of the -- virtually all of the transportation improvements that are being talked about,
40 whether they're roads or transit, are aimed at reducing the rate at which congestion gets
41 worse, not turning back the clock. But what you can do and have done is create
42 communities where people and businesses can choose to locate and if they locate in
43 those communities, they will not be wedded to their automobile. Discovery moved to
44 downtown Silver Spring so its employees would not be wedded to the automobile.



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1 People moved to the King Farm and either walk or take the shuttle bus to the Shady
2 Grove Metro, they're not wedded to their automobile. And part of the impetus behind the
3 Shady Grove plan and many other plans that we have proposed is create those mixed
4 use communities where people who don't want to be wedded to the automobile for
5 every trip they make have an alternative option, and that is a way to provide choice. It
6 may or may not in the end reduce congestion, because a large number of people for
7 whatever reasons will continue to decide "I want to live in a place or I want to work in a
8 place where I need my car, no matter what." But you want to serve that portion of the
9 community that is ready to locate in a place where they don't need the car for
10 everything. And we want Shady Grove to be that kind of a community added to our
11 inventory.

12
13 Karen Kumm Morris,

14 Also, as you create these walkable communities and as Derick says, we can't reduce
15 our future congestion, we can only try to put people into other forms as a way of trying
16 to solve it -- other forms of transportation, that's why this plan has bikeways and
17 sidewalks. This plan also had a great deal of operational recommendations for transit
18 service, bus service, and we took those out because they're operational and it's the
19 responsibility of the Executive Department of Public Works and Transportation to
20 improve transit service and provide bus shelters and operational elements. That
21 certainly is something -- another way this Council could address solving the
22 transportation congestion by recommending to the Executive that they do something
23 about transit service up and down 355. Doing it, these are operational
24 recommendations that really probably shouldn't have been in a master plan but these
25 are ways that things that could provide people an option besides their car and dealing
26 with the congestion, get them into transit service.

27
28 Councilmember Subin,

29 But does that not argue that we need to be taking at any one given time parallel tracks,
30 which is, just for the sake of argument here, that you put the jobs and the housing in
31 these livable communities. But also that at the same time, you make sure that the
32 appropriation's there for those transit services. Now, in other words, like there was a, I
33 never could tell if it was a political argument or a real argument, but in retrospect, it
34 almost didn't matter that back in the early 80s, that the Council put in all these
35 transportation projects, roads and whatever else, and that the Executive didn't build
36 them. Therefore, we had traffic and it was all the Executive's fault. Sounds like a good
37 argument. But it seems that we're getting back into that because you're making some
38 assumptions here, and there isn't a parallel track to put in those transit services. I don't
39 reject your argument at all, I think it's a sound one. But don't we need to be doing
40 something else besides putting out a master plan that says we're going to do this and
41 we're going to make an assumption.

42
43 Derick Berlage,



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1 Well, to your credit you have expanded transit services continuously for as long as I can
2 remember. We, you know, we have not in our master plans typically started talking
3 about route numbers and the few times we did try we got our hands slapped. That's
4 operational. But you are the final authority. And you can certainly make your budget
5 decisions in part by reference to the master plans that you've approved. And we hope
6 that you do, and I think you do do that.

7
8 Councilmember Subin,

9 But is there a -- is there a -- what will it take in the master plan? And if it's not there, I'm
10 not blaming you, because this has been the practice for as long as I can remember. But
11 if we need to change that practice, we need to change the practice. If there's a better
12 way to do it, just because we've been doing it for 30-odd years doesn't mean we should
13 continue doing it.

14
15 Karen Kumm Morris,

16 Well, we've never put libraries and schools in staging plans before, and this plan is
17 staging schools and libraries for the sake of having adequate public facilities in a timely
18 fashion. Wading into the -- at least having maybe some guiding statements about
19 increasing transit service on 355 and Shady Grove Road as a way of dealing with the
20 congestion to provide people an alternative means a mode of transportation as a, again,
21 a guidance in the plan and then that would give guidance to the Executive to pursue
22 ways of studying which bus routes need to be increased, which bus stops need to be
23 sheltered, et cetera. The plan...

24
25 Councilmember Subin,

26 My final comment on that is and response is, I remember a young man by the name of
27 General Robert S. McGarry who headed our transportation department many years
28 ago, who frankly got skewered for coming up with the same notion that you're
29 espousing today. Timing is everything. Yes, well some of us who -- some of us who
30 agreed with him dove for shelter at the time. But what Bob said is the -- the only -- he
31 didn't -- he didn't bring up the cost of gasoline, but I think the cost of gasoline and what
32 you're saying certainly would have fit. It's not going to happen until you make it so bad
33 that people are going to be forced to do it. I don't espouse that either, but I mean that...
34 Or...

35
36 Councilmember Floreen,
37 That's the dirty little secret.

38
39 Councilmember Subin,
40 Well, it's not a secret now, Nancy.

41
42 Councilmember Silverman,
43 Can I just respond real quickly to that?
44



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1 Councilmember Leventhal,
2 I -- I guess so. I'm trying to keep track of who's next.

3
4 Councilmember Silverman,
5 No, I don't know. So I know there's a long line.

6
7 Councilmember Leventhal,
8 We're having free-wheeling discussion. If any of it you guys --
9 Unidentified Speakers,
10 [INAUDIBLE]

11
12 Councilmember Silverman,
13 Don't mention that 'cause that's exactly what I was going to mention. Look, the Council
14 put in a free-wheeling days and with all due respect to County Executive decided not to
15 continue the program which will...

16
17 Councilmember Leventhal,
18 Actually, the Council decided not to.

19
20 Councilmember Silverman,
21 Pardon?

22
23 Councilmember Leventhal,
24 Well in this last budget we decided to cut...

25
26 Councilmember Silverman,
27 No, we actually asked for a report back before our recess so that we could make a
28 decision about extending the program. The report was not available by July 26th and in
29 early August the Executive chose not to continue the program, which raises other
30 questions. Yes, right now.

31
32 Councilmember Leventhal,
33 Council had a role there, too.

34
35 Councilmember Silverman,
36 Well, all right...

37
38 Councilmember Leventhal,
39 We made some decisions on how to save money in order to get to the charter limit...

40
41 Councilmember Silverman,
42 Yes, but the point -- the point of the story is -- the point of the story is that I'm not sure
43 that this is rocket science. We're sitting here talking about a master plan, what we're
44 really talking about is what kind of resources are we putting into alternative



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1 transportation? A discussion that we've had for every year I've been on the Council
2 during the budget and the reality is, you know, it tends more to be at the margins. When
3 you sit there and you look at statistics out of the census that say 70 percent of the
4 people in 1990 in Montgomery County drove to work alone and you look at the 2000
5 numbers and it's 70 percent, gives you a pretty good idea that there's not been a lot of
6 progress made, but, you know, whose fault is that? The progress is the priority
7 decisions that we make at budget time, and if we wanted to do free-wheeling days on a
8 yearly basis, if we wanted to do more buses all the time we could do those. The
9 Executive in this Council and previous Councils have not chosen to put those kinds of
10 resources in. So I don't share your view, Derick, that -- I know you're usually an
11 optimistic person -- your view about the future of traffic congestion. I think the question
12 is do we end up with the call to action, you know, led by my friend here in the school
13 system years ago. And there were -- there has been great progress made because
14 people decided it was a priority to deal with early childhood education. That was a
15 priority, it was funded, it was implemented, it's shown results. We haven't had the same
16 similar approach to transit usage. We talk about the Corridor Cities Transitway, we talk
17 about the inner purple line, those are big ticket down the line projects. But you want to
18 get more people off of these crowded intersections, we know what the answers are.
19 Actually transit ridership as a percentage has gone up the last 10 years or so, which is
20 something that is something that you do have an affect on.

21
22 Dr. Glenn Orlin,
23 What's happened unfortunately is car pooling has gone down by about the same
24 amount, which you don't have much control over. So your policies have basically helped
25 make this, sort of like what Derick's saying, not making it work. It would have otherwise
26 gotten a lot worse.

27
28 Councilmember Leventhal,
29 I think Knapp is next.

30
31 Council President Perez,
32 Mr. Knapp?

33
34 Councilmember Knapp,
35 Okay.

36
37 Councilmember Silverman,
38 You want a recap?

39
40 Councilmember Knapp,
41 As we continue the free-wheeling discussion.

42
43 Council President Perez,
44 ...meeting right across the hall, got a whole... In this corner...



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1
2 Councilmember Knapp,
3 The only point I guess I was trying to get earlier is the notion that...

4
5 Councilmember Silverman,
6 It was an hour ago.

7
8 Councilmember Knapp,
9 Right. Is there a way for us to -- if we... Do no harm. ...if we like the policies that are
10 espoused in this master plan, I think a lot of us, developers, the community are incented
11 to do an awful lot of things, and are there ways for us to make sure that transit
12 transportation improvements are directly tied to making those things happen? That was
13 kind of where I wanted to get to. That I don't think it's necessarily a choice of increase or
14 decrease the number of units because that's the only lever. Are there some other things
15 that we can look at, recognizing that 71 percent of the problem doesn't come from this
16 area, but this is where everyone is incented to make improvements. And I know we
17 addressed the notion of the AGP. One of my concerns when we modified it two years
18 ago was we didn't have the incentive piece. We had moratoriums in place but there was
19 no way to get past those from what I could tell. If we have a situation now where we
20 know we want to achieve these densities, these policies in this area, let's think about
21 ways to look at the issue beyond potentially the border of just this master plan but use
22 this as the incentive, or the carrot, to get some of those things addressed. And I want to
23 see if we thought about that or how we've tied those elements together.

24
25 Councilmember Silverman,
26 It's -- it's -- I believe it's there, we just haven't gotten to it in our discussion because we'll
27 get to it when we talk about the requirements for the TMD and the fact that the staging
28 plan puts a puts a stop at -- at a certain point in time if there hasn't been the kind of
29 traffic mitigation that's necessary. Having said that, that deals with this plan, it doesn't --
30 no, it won't fix this intersection because it won't fix the 71 percent figure that's out there,
31 so during the master plan will not be a place to address what's going on outside. Now
32 having said that, we could certainly say that we want a very aggressive Shady Grove
33 Transportation Management District that is not just going to deal with literally Shady
34 Grove but is going to be a beachhead for the Upcounty in terms of opportunities for
35 something other than driving to work alone, which is really the fundamental problem.
36 And that becomes a -- so the groundwork is laid here, but it still comes back to what do
37 we do during the budgets on these issues? I mean we're laying the groundwork here for
38 something that's within the four corners of the Shady Grove community, through TMDs
39 and through a stop, an absolute stop if they don't get to 50 percent trip mitigation. That's
40 good for here but it doesn't address the intersection, it doesn't address outside, you
41 know, the area. That is ultimately going to be a budget policy decision that we'll make
42 like we make every year. I guess I just want to make sure we're thinking a little bit
43 outside the box, not getting quite stuck in the stove pipes that appear we tend get stuck
44 in and we're looking at all the options and perhaps we've looked at all of them and when



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1 we get to that point of the discussion as a full Council we'll -- that'll be abundantly clear.
2 But I hope there are other mechanisms that we can look at as we proceed.

3
4 Council President Perez,
5 Ms. Floreen?

6
7 Councilmember Floreen,
8 Thank you. I just wanted to comment that apart from the TMD issue, the issue with a
9 place like Shady Grove is that the dirty little secret really is that it's -- we have higher
10 levels of congestion that are generally permitted because people have choices. And the
11 ultimate issue, because they have the Metro here, they'll have the Corridor Cities
12 Transitway here, and we will pay attention on the operating side to the bus service level.
13 We've got to do that. Free-wheeling was intended and did for awhile provide free bus
14 service through some of our most congested areas. That was the point of that and that
15 was a good governmental reaction to that to increase ridership and we'll be looking at
16 the results of that and see how we're doing. Because we can't build our way through
17 some of these issues, nor do we want to. So I think it's a balancing act for all of this. The
18 best solution is good community design, the next supporting solution is making this stuff
19 transit available. and the bus service part of it is one that we just can't master plan. But
20 we have to keep that alive and the only way you really do that, I think, is by watching
21 congestion levels and paying attention to how you're making alternatives available,
22 particularly in places that aren't right at Metro stations. I don't see any way out of it. And
23 I don't think any transportation person would suggest an easy solution -- any alternative
24 solution, particularly when you're on the edge of the planning area like this.

25
26 Council President Perez,
27 Ms. Praisner?

28
29 Councilmember Praisner,
30 Well, I think this has been a very interesting conversation but the reality is that we have
31 a master plan where we would be adopting the master plan that is not in balance
32 because there is one intersection that we have not identified an improvement for that
33 intersection. We also have an area where we've identified that most of the community
34 that lives there now is impacted by folks who are passing through or going to Shady
35 Grove. They're not the neighborhood themselves who are creating the problem. What I
36 heard from the Shady Grove/Derwood community is what are the fixes for us who live
37 there now, rather than necessarily looking the other way or accommodating the
38 development that will be coming. The folks who are living -- or will live in the Metro
39 Station Village areas presumably, hopefully, will ride Metro. But that's already been
40 calculated and the assumptions that still have us with one intersection not meeting our
41 policy standards for how we review master plans. And we can say that everyone of
42 them -- we have all these issues we want to look at but we are sitting here going outside
43 of the policy that we've established, granted, we did it in Potomac, but I don't feel
44 culpable for Potomac, but I would for this if I support this plan because we're ignoring



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1 our policy. And once we ignore our policy what happens next? What happens with the
2 next master plan and the next master plan after that where we say, "Oh well, it's outside
3 our capacity" or "There are extenuating circumstances"? I worry that for every
4 community there'll be extenuating circumstances and we don't resolve the issues. So
5 whether it is telling me how much it would cost to do the analysis which should have
6 been done already on the type of traffic and its destination for the traffic going through
7 that intersection right now, where is it going? Where is it coming from and where is it
8 going? And how much would it cost or how much time would it take to get that
9 information to us? Planning Board, DPWT, whatever. Right now, all our transportation --
10 public transportation -- with the exception of some ride on within Germantown is Metro
11 station driven. It goes to Metro stations and it connects along the way and if you have a
12 destination other than Metro and it happens to be on the route, then you can be served
13 by it. But the reality is that if you're not, if you want to do, go to a job that isn't related to
14 Metro, or you're going the other trips, there is no public transportation. Certainly the
15 Metro system doesn't, and our ride on system doesn't. So give us, before we finish this
16 master plan, a list of additional options that can be used to mitigate the impact at that
17 intersection. It's not -- the master plan is not in balance. And yes, reducing it doesn't
18 solve the problem, but sitting here and adopting a master plan that's out of balance and
19 telling the Shady Grove/Derwood community "Oh well, it's -- you're only -- the growth is
20 only 10 percent of the problem. or 11 percent of the problem," in my view is not
21 adequate as an answer. And I think it raises significant problems for the future for us in
22 reviewing any master plan if we're going to sit here and excuse away an intersection
23 that can't be solved and just keep going forward with what we're doing because we want
24 to do it, because it sounds intuitively correct. It may be correct to put that development
25 there but it isn't correct to continue to have intersections that don't work based on
26 policies that we've adopted unless we want to change the policies. But we haven't
27 changed the policies and it seems to me we need to look at what can be done for that
28 intersection. Or do we tie the required development mitigation beyond the TMDs that we
29 have -- beyond the TMD. Do we treat it like a policy area requirement from a standpoint
30 of intersection improvement? I think, exacerbated by the AGP issue, you're only looking
31 at local area review. If you would add policy area review in this area, that intersection
32 might have some requirements for additional development going on because it might be
33 one of the intersections within the policy area that needed to be responded to. But with
34 local area review you may not get to that intersection.

35
36 Dr. Glenn Orlin,
37 Policy area wouldn't look at the intersection, it would only look at lengths.

38
39 Councilmember Praisner,
40 Well, but it would look at the whole area.

41
42 Dr. Glenn Orlin,
43 That's what the amounts of development each stage gets that.



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1 Councilmember Praisner,

2 Well, maybe and not adequately for this intersection. So tell me what would be
3 necessary -- I don't know if you can have it available by tomorrow's PHED Committee
4 meeting -- tell me what would be necessary to get the kind of analysis we need for this
5 intersection so that we know where people passing through that intersection are coming
6 from and going to. Such that we can respond to the Derwood community, Shady Grove
7 community's point about the fact that they're complicated as far as, and they're
8 impacted now, not in the long run. And then we can look at the AGP policies later on.

9
10 Dan Hardy,

11 I want to clarify the request if I could, 'cause I see two things. One is, who's using the
12 intersection today and then there's the other thing is who's using it at the end state of
13 the master plan, which we can forecast and provide that information to you but
14 recognize that it's a very different ICC M83 set of users that are there today.

15
16 Councilmember Praisner,

17 Well, assuming all of that happens, but I want to know who's using it today. And then if
18 you have some assumptions about who would be using it in the future, that's helpful,
19 too.

20
21 Council President Perez,
22 Mr. Andrews.

23
24 Councilmember Andrews,

25 Thanks. Karen, you said that -- and all the statistics I've seen to back this up -- that
26 there is a excess of jobs over housing in the general area, in the area of the Shady
27 Grove master plan and right in that part of 270. I've also seen -- the statistics I've seen
28 also show that you get more rush hour commutes for jobs at a Metro station than you do
29 for housing. So, yet the plan still has a significant increase in jobs proposed above
30 current levels. What's the thinking in terms of the proposed level of jobs, certainly need
31 some jobs for the retail uses that serve the community, but why is there a proposal for
32 the level of the jobs that are in here when you've got this excess of jobs over housing in
33 this area and the statistics show that you generate more rush hour traffic for jobs than
34 housing?

35
36 Karen Kumm Morris,

37 Okay, again, to clarify, this plan has less jobs than the master plan, 7,000. Right, I
38 realize that. And actually, this plan has again, 7,000 more than the existing jobs today
39 and so that might be confusing. But, because it has 7,000 more than existing because
40 we looked at each one of these properties along Shady Grove Road, which is where the
41 job increase is and it's also partially down here around the Metro station area, and we
42 looked at each one of those properties and decided that housing was not appropriate
43 along that area because of its proximity to the Soloway's transfer station and rail. And it
44 felt that on those properties, the Casey property, the Great Indoors and the post office



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1 that should not be putting housing there so they had to have some kind of zoning and
2 actually the PHED Committee brought the amount of development other those zones
3 and down to .3 FAR which is very little, or these two properties in .5 for the Casey Three
4 property, so we have actually very small amounts of jobs in the Shady Grove
5 technology corridor. The other area where we have jobs is down in the Metro station
6 area and the plan calls for 70 percent housing, 30 percent maximum commercial. And
7 the reason it has that level of commercial in it is to have a mixed use community, to not
8 have a solely residential enclave but to have ground-floor retail and -- and, you know, a
9 mix of uses to support and make that a walkable served community that people don't
10 have to get in their cars and drive to services and shops and food and whatnot. So we
11 have been very mindful about the amount of jobs. And as I said, the PHED Committee
12 brought it down even farther in the Shady Grove technology corridor to transfer some of
13 those jobs over to this area right in next to Soloway's transfer where they took out
14 housing and then to have an incentive for some of that to be redevelop some day closer
15 to Metro. You put those jobs over there. So, overall we don't have any less jobs, we
16 have a shifting of jobs and it's at a minimal level for the plan, you can't have housing
17 along Shady Grove Road. That is the only way I...

18
19 Councilmember Andrews,

20 No, I just wanted to understand you're thinking. That's fine. Thanks.

21
22 Council President Perez,

23 Mr. Subin.

24
25 Councilmember Subin,

26 Thank you, Mr. President. Well, I'm kind of thinking out loud right now.

27
28 Councilmember Silverman,

29 Uh-oh!

30
31 Council President Perez,

32 Oh, we all just grabbed the side of our chairs!

33
34 Councilmember Silverman,

35 We kid because we love.

36
37 Councilmember Subin,

38 Well, I hope my shrink is in at 6:00, you all just drove me there. You know, I think in
39 retrospect, one of the, we got into a lot of specious arguments when we got rid of policy
40 area review and a lot of senseless recrimination on both sides, questioning everybody's
41 motives, which seems to be the way to do things around here. But what we did in doing
42 that was missed what is the real problem here. I mean for those of us who voted to get
43 rid of policy area review, it was a frustration that it worked for a day or two, but next
44 week it all went away because whenever you did had been overcome, if not surpassed,



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1 in terms of the burden by pushing things out. And it seems to me that we have tied that
2 to the issue of building more blacktop or changing the timing of lights or doing things
3 with intersections when that's not really the issue. And the issue wasn't whether you
4 saved developers money or not, the issue was how do you address the problem. And
5 maybe you -- maybe -- and maybe when you look at Mrs. Praisner's questions for
6 tomorrow or whenever, that we look at saying, "Okay, we're not going to ask you to fix
7 that intersection because it's really a short-term fix, but you're going to buy us train
8 tracks, you're going to buy us buses. That's what you're going to do so that you can get
9 to this issue of more transit, a greater availability of transit rather than greater availability
10 of blacktop." Not an issue of not making the developers play for their growth, but finding
11 an effective way to do it and at the same time we need to be committed to bind those
12 transportation assets. We've been so -- we got so focused and wrapped up in our own
13 underwear on this charter limit thing this year, that we failed to look at the real issues
14 facing this County. You can't solve the problem simply by saying "Stop the growth." You
15 have to stop the growth and provide the transportation assets. And anybody who wants
16 to have it both ways is deceiving the public because it's not going to happen. If we didn't
17 allow the building of another apartment today, the situation's going to still get worse.
18 And so how do we get those assets on the ground? And I think Mr. Silverman's onto
19 something when he says a call to action. And we're going to be committed to doing it.
20 We turn -- we were able to turn the education of our poorest kids around by refocusing
21 the dollars and refocusing the policies. So why can't we do -- if we can do it with kids
22 why can't we do it with mass transit? And why can't we do it by not being hypocritical
23 and saying we're going to try to have it both ways, 'cause we can't. And so maybe when
24 we look at Ms. Praisner's issues and questions and come back with that, it's let's take
25 those dollars that we make them spend, made them spend on something that was
26 ineffective, say we're going to reintroduce those dollars and those demands, but into
27 what I think I hear you guys saying which is that mass transit. Because this plan's not
28 going to work without it. What we've got is not going to work without it. So I think Mr.
29 Silverman's onto something when he gets to that call to action.

30
31 Council President Perez,
32 Okay, there are no more lights and it is 4:55 or so.

33
34 Councilmember Silverman,
35 We can zip through the next item.

36
37 Council President Perez,
38 The relocation of the Service Park?

39
40 Councilmember Silverman,
41 No.

42
43 Council President Perez,
44 Sure.



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Councilmember Silverman,
We're not even there yet.

Council President Perez,
I'm ready to vote.

Councilmember Silverman,
Oh, no, that's right, we need to finish -- we need to finish transit, we have other piece,
right? Metro, which maybe we can do in six minutes...or not.

Dr. Glenn Orlin,
We'll see what happens.

Councilmember Silverman,
We'll try. Don't take six minutes to talk about it.

Dr. Glenn Orlin,
I'll try -- try to keep it to one. Mayor Giamo and others have raised the issue about
whether or not, despite whether or not the area's in balance in terms of highway
congestion, whether or not the Metrorail line can accommodate the capacity, or
accommodate the demand from development at Shady Grove. Let's break this issue
down. First of all, commercial development of the plan wouldn't have any impact on it
because commercial development is drawing traffic up the line in the morning and down
in the evening so it's against the flow, so that's not really the issue. The issue is
housing. The max load point of the Red Line is between Farragut North -- DuPont Circle
and Farragut North, Southbound in the morning and Northbound in the evening, which
means that really everything, every development that happens from north of Farragut
North -- north of DuPont Circle, excuse me, in the District of Columbia and Montgomery
County and further up has an affect on the max load point. So the way we looked at this
issue was that it really isn't a Shady Grove specific issue. There are, however,
something we should -- this is an issue we really need to be paying attention to, well, we
as a region in the long-term, because the -- there is some ability to grow the capacity on
the Red Line by going to 8-car trains. And even though the WMATA Board recently
turned down any efforts of taking out some seats to provide more capacity, that's, I
think, a logical conclusion that will happen sometime in the far further future, maybe not
at the extent they were talking about to some degree. But even with that you're talking
about maybe a 40 percent increase in capacity, which won't be enough, actually the
thing that might tip the balance is the Corridor City Transitway because most of the
ridership from the Corridor City Transitway is going to be transferring at Shady Grove
and much of that's going to be going downtown from this max load point. So the plan
actually has some recommendations about, in fact increasing MARC service, putting the
MARC station in Shady Grove and increasing the number of MARC trains, that's one
way of getting more transit capacity downtown. But in the long-term it's a real problem

111

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1 for the whole County and not specifically a Shady Grove issue, so... And there is --
2 when we get to staging maybe...

3
4 Councilmember Leventhal,
5 So -- so just to be clear, we don't have an answer to this problem. It is a problem.

6
7 Councilmember Silverman,
8 Which problem?

9
10 Councilmember Leventhal,
11 The Metro capacity.

12
13 Councilmember Silverman,
14 No, we do have...

15
16 Unidentified Speakers,
17 [INAUDIBLE]

18
19 Councilmember Praisner,
20 The question is whether it's going to be implemented.

21
22 Councilmember Silverman,
23 The question is ultimately does it get implemented? Metro testified and talked about --
24 well no, they testified and talked about additional rail cars, which is what is reflected
25 here. I mean Gene was here and other folks from Metro. So that presumably should
26 happen. But long-term, meaning 20 years from now, no, we have no way of knowing
27 what Metro will do over that period of time.

28
29 Derick Berlage,
30 With 8-car trains and bringing all of the trains all the way to Shady Grove instead of
31 turning them around at Grosvenor, you can increase the capacity on the Red Line by 50
32 percent. Which is certainly enough to accommodate what we're talking about in Shady
33 Grove. So that's the good news. The bad news that they're telling you is that in the long
34 run, because DuPont Circle to Farragut North is a -- is the maximum capacity of the
35 system, but some day there may be a problem for everybody who's taking the Red Line,
36 whether they live in Shady Grove or Bethesda or Woodley Park to get beyond DuPont
37 Circle. But again, we would argue that's not a reason to turn down the Shady Grove
38 plan.

39
40 Councilmember Leventhal,
41 Okay, Mr. Knapp?

42
43 Councilmember Knapp,



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1 Just a quick -- Glenn -- in the discussions about of dedicated funding for Metro, those
2 discussions were predicated upon some numbers generated by WMATA as to what
3 they would need to have funding for over, I think it was the next 10 years. Could you --
4 maybe you know the answer, do they know, or does -- do to WMATA's numbers include
5 just -- to sustaining what we have right this second, or does it actually include expansion
6 to that level of capacity we'd need for Shady Grove and for other efforts?

7
8 Glenn Orlin,

9 I think it's some of it but not all of it. Gary knows. Gary Erenrich from DPWT is the...

10
11 Councilmember Knapp,

12 Well I don't know that we need it right this second, but to the extent that we get to the
13 more in-depth transportation discussion.

14
15 Gary Erenrich,

16 It doesn't include anything that goes beyond what Metro matters. But it does create a
17 funding source, alternate funds, but it's unlikely that it will generate the 8-car train, or the
18 expansion of the system.

19
20 Councilmember Silverman,

21 What is the full amount of it? Let me ask this, Dan, I guess to you or anybody else. In
22 terms of the Metrorail capacity, if there was a reduction down to the public hearing draft
23 of housing units at Shady Grove, what happens to this long-term issue with regard to
24 Metrorail?

25
26 Dan Hardy,

27 My answer is that it's not really significant, that you have the ability to get cars to Shady
28 Grove to serve either level of housing at Shady Grove. The challenge is in either case
29 you have a long-term choke point in the District of Columbia that's a regional problem.

30
31 Councilmember Leventhal,

32 Well, any other comments or questions at this point?

33
34 Councilmember Praisner,

35 Does that include redevelopment of the -- at the -- does that include the BRAC
36 assumptions for Bethesda?

37
38 Dan Hardy,

39 Well, to some extent the BRAC assumptions might help the problems.

40
41 Unidentified Speakers,

42 [INAUDIBLE]

43
44 Dan Hardy,



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1 We haven't looked at that. That's a very -- barely into 2,000 jobs or so and BRAC is
2 fairly small, but it's a step in the right direction.

3
4 Councilmember Leventhal,

5 I guess the overriding assumption is from the start that there will be a certain amount of
6 population growth and an awful lot of those folks are going to use Shady Grove Metro
7 and the question is whether they are housed at Shady Grove Metro or whether they're
8 housed somewhere else the likelihood is they're going to use the Metro, some
9 significant number of them will use the Metro in any event. When you stand at Shady
10 Grove Metro as all of us have done campaigning, and you ask people are you a
11 Montgomery County voter, it's maybe 50/50. I mean an enormous number, you know,
12 people come, "No, I just drove in from Pennsylvania," you know, "to go to work."

13
14 Councilmember Subin,

15 That's what they tell you, George.

16
17 [LAUGHTER]

18
19 Councilmember Leventhal,

20 Okay, Council's adjourned for the day.